

**BOARD BILL #261**

**INTRODUCED BY ALDERMAN RODDY**

An ordinance recommended by the Tax Increment Financing Commission of the City of St. Louis approving the Amended Redevelopment Plan for Redevelopment Project Area 2 City Foundry Saint Louis Tax Increment Redevelopment Plan; amending the boundaries of certain redevelopment project areas included in the City Foundry Saint Louis Redevelopment Area; approving a redevelopment project for and adopting tax increment financing within Redevelopment Project Area 2 (RPA 2) of the City Foundry Saint Louis Redevelopment Area; establishing the City Foundry Saint Louis RPA 2 Special Allocation Fund; making findings with respect thereto; authorizing certain actions by city officials; and containing a severability clause.

WHEREAS, The City of St. Louis, Missouri (the “City”) is a body corporate and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of its charter, the Constitution and laws of the State of Missouri;

WHEREAS, on December 20, 1991, pursuant to Ordinance No. 62477, the Board of Aldermen of the City created the Tax Increment Financing Commission of the City of St. Louis, Missouri (the “TIF Commission”);

WHEREAS, the TIF Commission is duly constituted according to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “TIF Act”), and is authorized to hold public hearings with respect to proposed redevelopment areas and redevelopment plans and to make recommendations thereon to the City;

WHEREAS, following a duly-noticed public hearing held by the TIF Commission and the adoption by the TIF Commission of a resolution recommending approval thereof, the City’s Board of Aldermen, on January 6, 2017, adopted Ordinance No. 70431 approving the City Foundry Saint Louis Tax Increment Financing (TIF) Redevelopment Plan (the “Original Redevelopment Plan”) , designating the City Foundry Saint Louis Redevelopment Area (the “Redevelopment Area”), and approving a redevelopment project for and adopting tax increment financing within the portion of the Redevelopment Area described in the Original Redevelopment Plan as Redevelopment Project Area 1 (RPA 1);

1 WHEREAS, on September 19, 2017, FOPA Partners, LLC, the developer of RPA 1 submitted the  
2 Amended Redevelopment Plan for Redevelopment Project Area 2 City Foundry Saint Louis Tax Increment  
3 Redevelopment Plan (the “RPA 2 Redevelopment Plan”) for the purpose of amending the Original  
4 Redevelopment Plan to, among other things, revise the boundaries of certain redevelopment project area  
5 and describe a redevelopment project for RPA 2;

6 WHEREAS, on October 4, 2017, after all proper notice was given, the TIF Commission held a  
7 public hearing and adopted Resolution No. 17-TIFC-394, recommending that the Board of Aldermen adopt  
8 an ordinance approving the RPA 2 Redevelopment Plan, approving a redevelopment project for RPA 2 (as  
9 described in the RPA 2 Redevelopment Plan, the “RPA 2 Redevelopment Project”), and adopt tax increment  
10 financing within RPA 2; and

11 WHEREAS, it is necessary and desirable that the Board of Aldermen approve the RPA 2  
12 Redevelopment Plan, approve the RPA 2 Redevelopment Project and adopt tax increment financing within  
13 RPA 2 in furtherance of the redevelopment of the Redevelopment Area and the remediation of blight  
14 therein.

15 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

16 **SECTION ONE.** The Board of Aldermen hereby adopts the foregoing recitals as findings. The  
17 Board of Aldermen hereby makes the following additional findings:

18 A. In accordance with the TIF Act, the Original Redevelopment Plan, as amended by  
19 the RPA 2 Redevelopment Plan (collectively, the “Redevelopment Plan”) states the estimated dates  
20 of completion of the RPA 2 Redevelopment Project and retirement of the financial obligations  
21 issued to pay for certain redevelopment project costs and these dates are twenty three (23) years or  
22 less from the date of approval of the RPA 2 Redevelopment Project.

23 B. A cost-benefit analysis showing the economic impact of the RPA 2 Redevelopment  
24 Project on each taxing district which is at least partially within the boundaries of RPA 2 is on file  
25 with the St. Louis Development Corporation, which cost benefit analysis shows the impact on the  
26 economy if the RPA 2 Redevelopment Project is not built and if the RPA 2 Redevelopment Project



1 is built pursuant to the RPA 2 Redevelopment Plan, as well as a fiscal impact study on every  
2 affected political subdivision and sufficient information for the TIF Commission to evaluate  
3 whether the RPA 2 Redevelopment Project is financially feasible.

4 C. Redevelopment of RPA 2 in accordance with the Redevelopment Plan is not  
5 financially feasible without the assistance of tax increment financing and would not otherwise be  
6 completed.

7 D. RPA 2 includes only those parcels of real property and improvements thereon  
8 directly and substantially benefited by the proposed RPA 2 Redevelopment Project.

9 **SECTION TWO.** The RPA 2 Redevelopment Plan, as recommended by the TIF Commission in  
10 Resolution No. 17-TIFC-394 and attached hereto as Exhibit 2, is hereby approved, and the Original  
11 Redevelopment Plan, the boundaries of the redevelopment project areas and descriptions of the  
12 redevelopment projects, including, without limitation, the RPA 2 Redevelopment Project, are hereby  
13 amended in accordance therewith.

14 **SECTION THREE.** The RPA 2 Redevelopment Project is hereby adopted and approved, and tax  
15 increment financing is hereby adopted within RPA 2.

16 **SECTION FOUR.** There is hereby created and ordered to be established within the treasury of  
17 the City a separate fund to be known as the "City Foundry Saint Louis RPA 2 Special Allocation Fund."  
18 To the extent permitted by law and except as otherwise provided in the Redevelopment Plan, the City  
19 hereby pledges funds in the City Foundry Saint Louis RPA 2 Special Allocation Fund for the payment of  
20 redevelopment project costs and obligations incurred in the payment thereof.

21 **SECTION FIVE.** Tax increment allocation financing is hereby adopted within RPA 2. After the  
22 total equalized assessed valuation of the taxable real property in RPA 2 exceeds the certified total initial  
23 equalized assessed valuation of the taxable real property in RPA 2, the ad valorem taxes, and payments in  
24 lieu of taxes, if any, arising from the levies upon taxable real property in RPA 2 by taxing districts and tax  
25 rates determined in the manner provided in Section 99.855.2 of the TIF Act each year after the effective  
26 date of this Ordinance until redevelopment costs have been paid shall be divided as follows:

ORDINANCE NUMBER 70750

1           A. That portion of taxes, penalties and interest levied upon each taxable lot, block, tract, or  
2     parcel of real property which is attributable to the initial equalized assessed value of each such taxable  
3     lot, block, tract, or parcel of real property in the area selected for the RPA 2 Redevelopment Project  
4     shall be allocated to and, when collected, shall be paid by the City Collector to the respective affected  
5     taxing districts in the manner required by law in the absence of the adoption of tax increment allocation  
6     financing;

7           B. Payments in lieu of taxes attributable to the increase in the current equalized assessed  
8     valuation of each taxable lot, block, tract, or parcel of real property in the area selected for the RPA 2  
9     Redevelopment Project and any applicable penalty and interest over and above the initial equalized  
10    assessed value of each such unit of property in the area selected for the RPA 2 Redevelopment Project  
11    shall be allocated to and, when collected, shall be paid to the City Treasurer, who shall deposit such  
12    payments in lieu of taxes into the City Foundry Saint Louis RPA 2 Special Allocation Fund for the  
13    purpose of paying redevelopment costs and obligations incurred in the payment thereof. Payments in  
14    lieu of taxes which are due and owing shall constitute a lien against the real estate of the RPA 2  
15    Redevelopment Project from which they are derived and shall be collected in the same manner as the  
16    real property tax, including the assessment of penalties and interest where applicable.

17       **SECTION SIX.** In addition to the payments in lieu of taxes described in Section Five of this  
18    Ordinance, fifty percent (50%) of the total additional revenue from taxes, penalties and interest which are  
19    imposed by the City or other taxing districts, and which are generated by economic activities within RPA  
20    2 over the amount of such taxes generated by economic activities within RPA 2 in the calendar year prior  
21    to the adoption of the RPA 2 Redevelopment Project by ordinance, while tax increment financing remains  
22    in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid  
23    by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 of the Revised Statutes of  
24    Missouri, as amended, taxes levied for the purpose of public transportation pursuant to Section 94.660 of  
25    the Revised Statutes of Missouri, as amended, licenses, fees or special assessments other than payments in  
26    lieu of taxes and penalties and interest thereon and any other taxes excluded from tax increment financing

ORDINANCE NUMBER 70750

1 by Missouri law, shall be allocated to, and paid by the collecting officer to the City Treasurer or other  
2 designated financial officer of the City, who shall deposit such funds in a separate segregated account within  
3 the City Foundry Saint Louis RPA 2 Special Allocation Fund.

4 **SECTION SEVEN.** The Comptroller of the City is hereby authorized to enter into agreements or  
5 contracts with other taxing districts as necessary to ensure the allocation and collection of the taxes and  
6 payments in lieu of taxes described in Sections Five and Six of this Ordinance and the deposit of the said  
7 taxes or payments in lieu of taxes into the City Foundry Saint Louis RPA 2 Special Allocation Fund for the  
8 payment of redevelopment project costs and obligations incurred in the payment thereof, all in accordance  
9 with the TIF Act.

10 **SECTION EIGHT.** The City Register is hereby directed to submit a certified copy of this  
11 Ordinance to the City Assessor, who is directed to determine the total equalized assessed value of all taxable  
12 real property within RPA 2 as of the date of this Ordinance, by adding together the most recently ascertained  
13 equalized assessed value of each taxable lot, block, tract or parcel of real property within RPA 2, and shall  
14 certify such amount as the total initial equalized assessed value of the taxable real property within RPA 2.

15 **SECTION NINE.** The Mayor and Comptroller of the City and all other officers, agents,  
16 representatives and employees of the City are hereby authorized to take any and all actions as may be  
17 deemed necessary, desirable, convenient or proper to carry out; and comply with the intent of this Ordinance  
18 with regard to the implementation of the Redevelopment Plan and Redevelopment Projects therein are  
19 hereby amended in accordance therewith.

20 **SECTION TEN.** The Mayor and Comptroller or their designated representatives are hereby  
21 further authorized and directed to make any changes to the documents and instruments approved and  
22 authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary, desirable,  
23 convenient or proper in order to carry out the matters herein authorized.

24 **SECTION ELEVEN.** It is hereby declared to be the intention of the Board of Aldermen that each  
25 and every part, section and subsequent of this Ordinance shall be separate and severable from each and  
26 every other part, section and subsection hereof and that the Board of Aldermen intends to adopt each said

## ORDINANCE NUMBER 70750

1 part, section and subsection separately and independently of any other part, section and subsection. In the  
2 event that any part, section or subsection of this Ordinance shall be determined to be or to have been  
3 unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force  
4 and effect, unless the court making such finding shall determine that the valid portions standing alone are  
5 incomplete and are incapable of being executed in accord with the legislative intent.

6 **SECTION TWELVE.** All ordinances or parts of ordinances in conflict with any provision of this  
7 Ordinance are hereby repealed.

**EXHIBIT 1**

**RESOLUTION 17-TIFC-394**

**EXHIBIT 2**

**AMENDED REDEVELOPMENT PLAN FOR  
REDEVELOPMENT PROJECT AREA 2 DATED 9/19/17,  
AS REVISED BY AMENDED COST BENEFIT ANALYSIS DATED SEPTEMBER 24, 2017**

**AMENDED REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT AREA 2**

**CITY FOUNDRY SAINT LOUIS TAX INCREMENT REDEVELOPMENT PLAN**

**SEPTEMBER 19, 2017**

**SUBMITTED BY**

**FOPA PARTNERS, LLC**

**TO**

**CITY OF SAINT LOUIS TAX INCREMENT FINANCING COMMISSION**

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**AMENDED REDEVELOPMENT PLAN DATED SEPTEMBER 19, 2017 (THE “AMENDED PLAN”) AMENDING THE CITY FOUNDRY SAINT LOUIS TAX INCREMENT FINANCING (TIF) REDEVELOPMENT PLAN DATED OCTOBER 17, 2016, (THE “CITY FOUNDRY TIF PLAN”)**

The purpose of the Amended Plan is to amend the City Foundry TIF Plan to:

- (1) Combine Redevelopment Project Areas (“RPAs”) 2 and 3 of the City Foundry TIF Plan into a new RPA 2;
- (2) Revise the boundary between RPA 1 and the new RPA 2;
- (3) In the new RPA 2 change the use from residential to retail and office ;
- (4) Revise the financing plan to remove tax abatement as an incentive in RPA 2; and
- (5) Activate the new RPA 2.

To the extent that this Amended Plan conflicts with the terms of the City Foundry TIF Plan, the Amended Plan shall take precedence and govern. Otherwise the City Foundry TIF Plan shall remain in full force and effect.

Attached as Appendix A is a map indicating the new RPA 2 and the revised boundary between RPA 1 and the new RPA 2, and revised legal description of the RPA 1 and RPA 2.

**Overview of Amended Plan**

On October 17, 2016 FoPa Partners, LLC submitted to the City of St. Louis Tax Increment Financing Commission (“TIF Commission”) the City Foundry TIF Plan. After public hearing held on November 2, 2016, the TIF Commission adopted a resolution approving the City Foundry TIF Plan, and the Redevelopment Project Area (RPA 1) Redevelopment Project Area. On January 20, 2017, the Mayor signed Ordinance No. 70431 designating the Redevelopment Area as a “redevelopment area” as provided in the TIF Act, approving the City Foundry Redevelopment Plan, approving the RPA 1 Project, and adopting tax increment allocation financing within RPA 1, and establishing the Special Allocation Fund.

Subsequent to the approval of RPA 1, the Developer has made solid progress such that they are confident on moving forward with RPA 2.

**Revised General Description Redevelopment Project Area 2.**

RPA 2 contains five parcels which total approximately 2.7 acres. With the exception of a vacant building fronting on Forest Park Avenue and a vacant warehouse fronting on North Vandeventer

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the land in RPA 2 is currently vacant. To enhance the commercial value and viability of PRA 2 the following actions are proposed:

- Demolition of the vacant, one-story, metal building fronting on Forest Park Avenue;
- Construction of a new 46,171 sf entertainment and restaurant space, with approximately 12,789 sf of additional retail space;
- construction of two five story office buildings of approximately 100,000 sf and 44,444 sf with the smaller office building having approximately 11,111 sf of retail;
- construction of a parking structure containing approximately 400 parking spaces; and,
- provision of new landscaping, exterior lighting, and other necessary site improvements to enhance the site's image and utility.

**Estimated RPA 2 Project costs**

The estimated costs of the Redevelopment Project in RPA 2 are anticipated to total approximately \$97,094,000. The table below illustrates a potential allocation of total costs:

CITY FOUNDRY ST. LOUIS REDEVELOPMENT PROJECT AREA 2 ESTIMATED PROJECT COSTS (Thousands) <sup>1,2</sup>									
RPA	Studies & Professional Services	Property Acquisition & Relocation	Demolition & Site Prep	Public Infrastructure	Building Rehab	New Buildings	Financing	Contingency	TOTAL
2	\$9,943	\$2,963	0	\$11,640	\$0	\$60,366	\$4,214	\$7,968	\$97,094

1. The estimation of Redevelopment Project Areas Costs for RPA2 are based upon certain assumptions that may not materialize and, as an estimate or projections, is subject to uncertainty and risks that could cause actual results to differ, possibly materially, from those contemplated in this estimation. Accordingly, the actual costs associated with Redevelopment Project Area 2 may vary from the contemplated costs.
2. Because of the uncertainty of the above estimated Project Area Costs and because the amount of costs for certain categories may vary as a result of unforeseen events and circumstances, the above costs may be shifted among the categories of costs.

As part of the redevelopment of RPA 2, the Developer proposes to utilize a Transportation Development District (the "TDD") pursuant to the Missouri Transportation Development District Act, Sections 238.200 to 238.280, RSMo. (the "TDD Act"). The TDD will be expected to levy a 1% sales tax on all retail sales in RPA 2 (the "TDD Sales Tax"). The Developer is expected to cause the TDD to contribute, by contract, one hundred percent ( 100%) of TDD Sales Tax revenues to the repayment of the Redevelopment Project Areas Costs identified on the table below (to the extent eligible to be paid by the TDD pursuant to the TDD Act.)

In addition, the Developer proposes to utilize a Community Improvement District (the "CID") pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571, RSMo. (the "CID Act"). The CID will be expected to levy a 1% sales tax on all retail sales in RPA 2 (the "CID Sales Tax"). The Developer is expected to cause the CID to contribute, by contract, fifty percent (50%) of the CID Sales Tax revenues to the repayment of the Redevelopment Project Area Costs identified on the table below (to the extent eligible to be paid by the CID Revenues

under the CID Act. The remaining 50% of the CID Sales Tax will be used to provide services such as security, transportation and programming within the Redevelopment Area to enhance the development's success.

The following table illustrates the project costs for RPA2 that are expected to be funded by a combination of TIF, TDD, and CID revenues:

<b>CITY FOUNDRY ST. LOUIS REDEVELOPMENT PROJECT AREA 2 ESTIMATED TIF ELIGIBLE FUNDED PROJECT COSTS (Thousands) <sup>1,2</sup></b>								
<b>RPA</b>	<b>Studies &amp; Professional Services</b>	<b>Property Acquisition &amp; Relocation</b>	<b>Demolition &amp; Site Prep</b>	<b>Public Infrastructure</b>	<b>Building Rehab</b>	<b>Financing</b>	<b>Contingency</b>	<b>TOTAL</b>
2	\$4,097	\$2,963	0	\$11,640	0	\$2,857	\$200	\$21,757

1. This estimate of TIF, CID and TDD-funded Redevelopment Project Areas Costs is based upon certain assumptions that may not materialize and, as an estimate or projection, is subject to uncertainty and risks that could cause actual results to differ, possibly materially, from those contemplated in this estimation. Accordingly, the actual Redevelopment Project Area Costs may vary from the contemplated costs.
2. Because of the uncertainty of the above estimated TIF, CID, and TDD-funded Project Area Costs and because the amount of costs for certain categories may vary as a result of unforeseen events and circumstances, the above costs may be shifted among the categories of costs.

Distribution of costs among the various cost categories for the Redevelopment Project is approximate. As the Redevelopment Project is implemented, specific categorical items and actual associated costs may vary from those provided above. The above estimated costs are exclusive of costs of issuance of TIF Obligations (as hereinafter defined), required reserve accounts, interest on TIF Obligations and capitalized interest, if any.

With respect to RPA 2 for which TIF financing is being requested at this time, statutory TIF revenues exclusive of the CID and TDD revenues captured as EATs are expected to support a principal amount or present value approximately \$17,259,000 in TIF Obligations. This amount does not include interest due on the TIF Obligations as the revenues are paid out of the special allocation fund over time. The 50% of CID and 100% of TDD revenues captured as EATs are estimated to support an additional principal amount of \$3,230,000 in debt. If the TDD is not created and does not implement a 1% sales tax, then the total amount of non-mortgage-backed debt available for the Redevelopment Projects under this plan is expected to be reduced by approximately \$2,153,000, including both the portion of the debt that will be backed by TDD revenues captured as TIF EATs and the portion of the TDD debt what will be backed by TDD revenues pledged to that debt.

If the CID is not created and does not implement a 1% sales tax, then the total amount of non-mortgaged-backed debt available under this Plan is expected to be reduced by \$1,077,000, based only on the portion of such debt that will be backed by CID revenues captured as EATs. As noted above, the remaining CID revenues are expected to be used to provide enhanced services within the Redevelopment Area.

The present values of the TIF, TDD and CID are based on estimates of TIF, TDD and CID revenues which are projections only. While the Developer believes those projections are reasonable, such revenues may not materialize as estimated. If the Developer's Project does not produce TIF, TDD and CID revenues as projected, the Developer will not realize those principal amounts and the value of the TIF, TDD and CID to the Developer will be decreased. Further, an investor, lender or underwriter may discount the face value of the TIF Notes, in which case the value of the TIF to the Developer will also be decreased.

The City has no obligation with respect to the TIF Obligations other than to pay principal and interest on the obligations with the TIF Revenues produced by the Developer's Projects. If the Developer's Project does not produce TIF, TDD and CID revenues as projected, the City will in no way be responsible for the \$17,259,000 principal amount or interest on the requested TIF financing.

#### **ANTICIPATED FUNDS TO PAY COSTS AND OBLIGATIONS TO BE ISSUED**

##### **Anticipated Sources of Funds to Pay RPA2 Costs**

It is anticipated that the sources of funds to pay the costs of the RPA2 Project could include:

- Funds available to the Developer through the Developer's own operating revenues and cash reserves or through private financing and/or equity obtained or provided by the Developer;
- Proceeds of TIF notes or TIF bonds issued by the City and secured by anticipated PILOTs and EATs collected pursuant to the TIF Act upon adoption of tax increment allocation financing for the Redevelopment Area by the City and deposited from time to time in the "special allocation fund" (as that term is defined in section 99.805(16) of the TIF Act) established for the RPA 2, or, alternatively, the City's commitment to make the TIF revenues in the special allocation fund available to the RPA 2 for a period of 23 years from the City's adoption of the TIF for RPA 2 (collectively, the "TIF Obligations");
- Funds generated by the TDD and CID;

##### **Evidence of Commitment to Finance the RPA 2 Project Costs**

Appendix B contains a preliminary commitment letter provided by People's National Bank to provide financing for the RPA 2 Redevelopment Projects Costs through a combination of equity, conventional financing, TIF Obligations, and CID and TDD debt that would be initially purchased or privately placed by the Developer. For RPA 2, the Developer will not use Missouri Brownfield credits, or federal or Missouri Historic Tax credits.

##### **Anticipated Type and Term of Sources of Funds to Pay Costs**

As noted above, the sources of funds to complete the RPA 2 Redevelopment Project are anticipated to include a combination of developer equity, conventional financing, TIF



Obligations and CID and TDD debt. Conventional financing provided by the Developer will include both private construction financing and permanent financing. Terms of construction and permanent financing will be determined through negotiations between the Developer and the Developer's equity partners and private lending institutions.

As detailed below, TIF Obligations may consist of an initial issuance of temporary notes intended to be subsequently refunded by permanent bonds, each secured by revenues deposited in the special allocation fund for the RPA 2 Redevelopment Project established pursuant to the TIF Act, or, alternatively, the City's commitment to make the TIF revenues in the special allocation fund available to the RPA 2 Redevelopment Project for a period of 23 years from the City's adoption of the TIF. As provided in the TIF Act, the maximum term of TIF financing will not exceed 23 years from the adoption by the City of the ordinance approving the RPA 2 Project.

**Anticipated Type and Term of Obligations to be Issued**

It is anticipated that costs of the RPA 2 Redevelopment Project may initially be financed through issuance by the City of Tax Increment Financing notes ("TIF Notes") purchased by the Developer or related parties associated with the development for RPA 2 after TIF financing is approved for RPA2. The TIF Notes may be secured by, and payable from, revenues available in the Special Allocation Funds. The TIF Notes may also serve as security for the issuance of revenue bonds or may be replaced by the issuance of TIF bonds.

TIF Notes may be issued in a net aggregate principal amount reflecting the statutorily eligible Redevelopment Projects Costs incurred pursuant to the RPA 2 Redevelopment Plan and approved pursuant to a Redevelopment agreement between the City and the Developer.

In no instance, however, shall the term of any TIF Obligation issued for the RPA 2 Redevelopment Project exceed 23 years from the adoption by the City of the ordinance approving the RPA 2 Redevelopment Project. The anticipated date of this approval for RPA 2 Redevelopment Project is November, 2017. Accordingly, the maximum estimated date for retirement of all TIF Obligations issued for RPA 2 Redevelopment Project is estimated to be November 2040. Those anticipated dates may vary but the TIF Obligation term will not exceed 23 years from the adoption of the ordinance approving TIF financing in any event.

The City has no obligation with respect to the TIF Obligations other than to pay principal and interest on the obligations with the TIF Revenues produced by the Developer's Projects. If the RPA 2 Redevelopment Project does not produce TIF, TDD and CID revenues as projected, the City will in no way be responsible for the \$17, 259,000 principal amount of or interest on the requested TIF financing.

**Estimate Date For Completion of RPA 2**

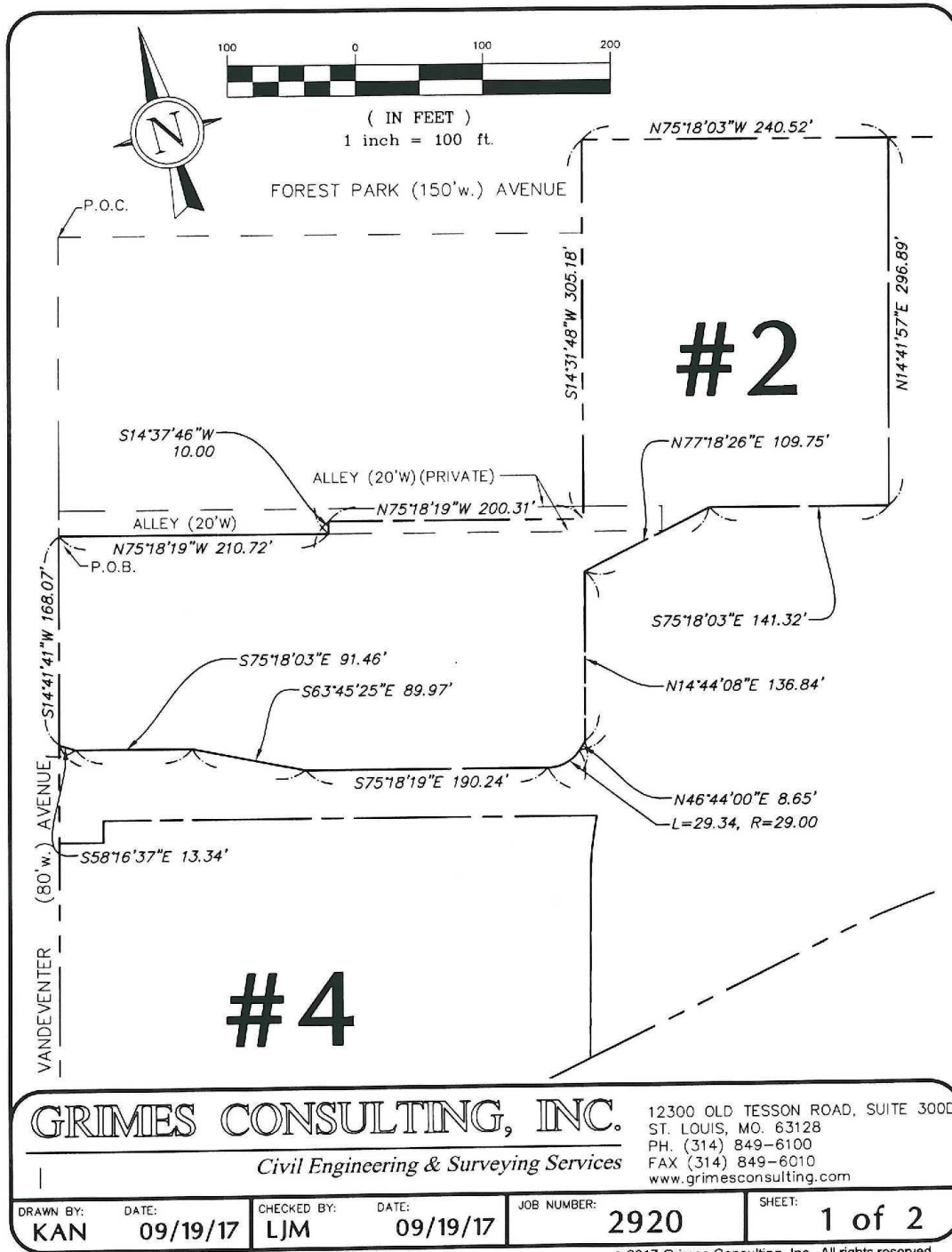
Construction of the RPA 2 Redevelopment Project is expected to begin on the approval of the Amended Redevelopment Plan and associated financing for RPA 2. The Developer anticipates RPA 2 construction to be completed in the fall of 2018. Market conditions and other circumstances beyond the Developer's control may alter the foregoing expected completion date.

**Cost Benefit Analysis Showing Economic Impact on Each Taxing District**

A separate Cost-Benefit Analysis dated September, 2017 showing the economic impact of this Redevelopment Plan for RPA 2 on each taxing district that is at least partially within the boundaries of RPA 2 is attached hereto as Appendix c. The analysis shows the impact on the economy if the RPA 2 Redevelopment Project is not built, as well as the impact if the RPA 2 Redevelopment Project is built pursuant to the Amended Redevelopment Plan.

The cost-benefit analysis additionally includes a study of the fiscal impact on each affected political subdivision, and contains sufficient information from Development for the TIF Commission to evaluate whether the RPA 2, Redevelopment Project, as proposed, is financially feasible.

**APPENDIX A  
LEGAL DESCRIPTION OF REVISED RPA 2 AND RPA 1  
AND  
MAP INDICATING CHANGES**



## TRACT 2

A TRACT OF LAND SITUATED IN THE CITY OF ST. LOUIS AND THE STATE OF MISSOURI, LYING IN PART OF CITY BLOCK 3918E, PART OF THE SOUTH HALF OF FOREST PARK AVENUE, 150 FEET WIDE, AND PART OF A 20 FOOT WIDE EAST-WEST ALLEY IN THE WESTERN PART OF SAID CITY BLOCK 3918E, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF SAID FOREST PARK AVENUE, 150 FEET WIDE, AND THE EASTERN RIGHT-OF-WAY LINE OF VANDEVENTER AVENUE, 80 FEET WIDE, SAID INTERSECTION BEING THE NORTHWEST CORNER OF SAID CITY BLOCK 3918E; THENCE ALONG SAID EASTERN RIGHT-OF-WAY LINE OF VANDEVENTER AVENUE, SOUTH 14 DEGREES 41 MINUTES 43 SECONDS WEST A DISTANCE OF 240.19 FEET TO THE INTERSECTION OF SAID EASTERN RIGHT-OF-WAY LINE OF VANDEVENTER AVENUE AND THE SOUTHERN LINE OF SAID 20 FOOT WIDE EAST-WEST ALLEY IN THE WESTERN PART OF SAID CITY BLOCK 3918E AS SHOWN ON THE PLAT OF FOREST PARK BOULEVARD ADDITION BY KEHR AND PITZMAN, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 14 PAGE 27 OF THE LAND RECORDS OF SAID CITY OF ST. LOUIS, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY LINE OF VANDEVENTER AVENUE ALONG SAID SOUTHERN LINE OF SAID 20 FOOT WIDE EAST-WEST ALLEY, SOUTH 75 DEGREES 18 MINUTES 19 SECONDS EAST A DISTANCE OF 210.72 FEET; THENCE LEAVING SAID SOUTHERN LINE OF SAID 20 FOOT WIDE EAST-WEST ALLEY, NORTH 14 DEGREES 37 MINUTES 46 SECONDS EAST A DISTANCE OF 10.00 FEET TO THE CENTERLINE OF SAID 20 FOOT WIDE EAST-WEST ALLEY; THENCE ALONG SAID CENTERLINE OF THE 20 FOOT WIDE EAST-WEST ALLEY, SOUTH 75 DEGREES 18 MINUTES 19 SECONDS EAST A DISTANCE OF 200.31 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERN LINE LOT 10 OF THE FOREST PARK BOULEVARD ADDITION BY KEHR AND PITZMAN; THENCE LEAVING SAID CENTERLINE OF THE 20 FOOT WIDE EAST-WEST ALLEY ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID EASTERN LINE OF LOT 10, NORTH 14 DEGREES 31 MINUTES 48 SECONDS EAST A DISTANCE OF 305.18 FEET TO THE CENTERLINE OF SAID FOREST PARK AVENUE, 150 FEET WIDE; THENCE ALONG SAID CENTERLINE OF FOREST PARK AVENUE, SOUTH 75 DEGREES 18 MINUTES 03 SECONDS EAST A DISTANCE OF A DISTANCE OF 240.52 FEET; THENCE LEAVING SAID CENTERLINE, SOUTH 14 DEGREES 41 MINUTES 57 SECONDS WEST A DISTANCE OF 296.89 FEET; THENCE NORTH 75 DEGREES 18 MINUTES 03 SECONDS WEST A DISTANCE OF 141.32 FEET; THENCE SOUTH 77 DEGREES 18 MINUTES 26 SECONDS WEST A DISTANCE OF 109.75 FEET TO THE WESTERN LINE OF A TRACT OF LAND CONVEYED TO THE FOPA PARTNERS LLC AS DESCRIBED IN BOOK 12282005 PAGE 0123 OF SAID LAND RECORD OF THE CITY OF ST. LOUIS, MISSOURI; THENCE ALONG SAID WESTERN LINE, SOUTH 14 DEGREES 44 MINUTES 08 SECONDS WEST A DISTANCE OF 136.84 FEET; THENCE LEAVING SAID WESTERN LINE OF THE FOPA PARTNERS TRACT, SOUTH 46 DEGREES 44 MINUTES 00 SECONDS WEST A DISTANCE OF 8.65 FEET TO A POINT OF CURVATURE; THENCE 29.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, THROUGH A CENTRAL ANGLE OF 57 DEGREES 57 MINUTES 41 SECONDS, WITH A CHORD THAT BEARS SOUTH 75 DEGREES 42 MINUTES 51 SECONDS WEST A DISTANCE OF 28.10 FEET TO A POINT OF TANGENCY; THENCE NORTH 75 DEGREES 18 MINUTES 19 SECONDS WEST A DISTANCE OF 190.24 FEET; THENCE NORTH 63 DEGREES 45 MINUTES 25 SECONDS WEST A DISTANCE OF 89.97 FEET; THENCE NORTH 75 DEGREES 18 MINUTES 03 SECONDS WEST A DISTANCE OF 91.46 FEET; THENCE NORTH 58 DEGREES 16 MINUTES 37 SECONDS WEST A DISTANCE OF 13.34 FEET TO SAID EASTERN RIGHT-OF-WAY LINE OF VANDEVENTER AVENUE; THENCE ALONG SAID EASTERN RIGHT-OF-WAY LINE OF VANDEVENTER AVENUE, NORTH 14 DEGREES 41 MINUTES 41 SECONDS EAST A DISTANCE OF 168.07 FEET TO THE POINT OF BEGINNING, CONTAINING 3.469 ACRES, MORE OR LESS.

**GRIMES CONSULTING, INC.**

*Civil Engineering & Surveying Services*

12300 OLD TESSON ROAD, SUITE 3000  
ST. LOUIS, MO. 63128  
PH. (314) 849-6100  
FAX (314) 849-6010  
www.grimesconsulting.com

DRAWN BY: <b>KAN</b>	DATE: <b>09/19/17</b>	CHECKED BY: <b>LJM</b>	DATE: <b>09/19/17</b>	JOB NUMBER: <b>2920</b>	SHEET: <b>2 of 2</b>
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PEOPLES  
NATIONAL BANK

EST. 1909

September 12, 2017

RE: Proposed City Foundry Saint Louis at CORTEX – PHASE 2  
(former Federal Mogul Foundry)  
St. Louis, MO

Ladies and Gentlemen:

This letter evidences Peoples National Bank, N.A.'s interest in financing FoPa Partners LLC to support Phase 2 of The City Foundry Saint Louis at CORTEX mixed-use redevelopment on the real property located at 3700 Forest Park Avenue with debt financing. Our potential involvement is contingent upon the availability of sufficient tax increment financing ("TIF"), transportation development district ("TDD") financing, community improvement district ("CID") financing and/or other equivalent incentives for the project in accordance with the financial projections as submitted by FoPa Partners LLC to the City of St. Louis.

Please note that our involvement would remain subject to the satisfactory completion of our customary underwriting and due diligence as well as final credit approval by our committees and documentation customary for a project of this scale and type. Accordingly, this preliminary letter should not be construed as a binding obligation, and you should not rely on it as such.

We appreciate the opportunity to work with you and look forward to our continued discussions.

Sincerely,

Craig E. Hingle  
Vice President



Equal Housing Lender

Member FDIC

[www.peoplesnationalbank.com](http://www.peoplesnationalbank.com)

101 South Hanley Road, Suite 100 - Clayton, MO, 63015 - Phone 314-726-7300 - Fax 314-726-7906

**APPENDIX B**  
**EVIDENCE OF FINANCIAL COMMITMENT**

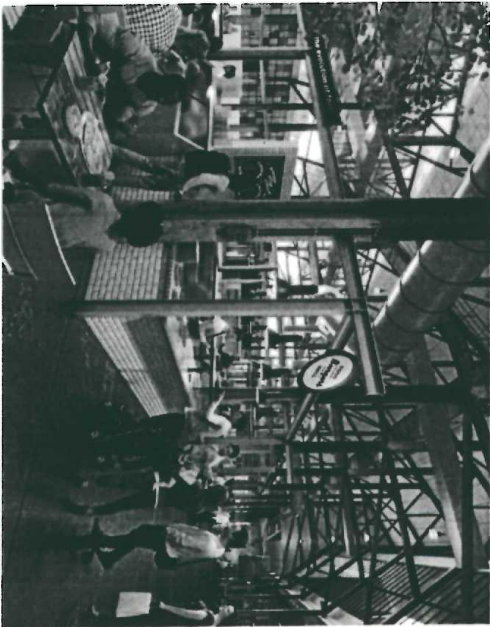
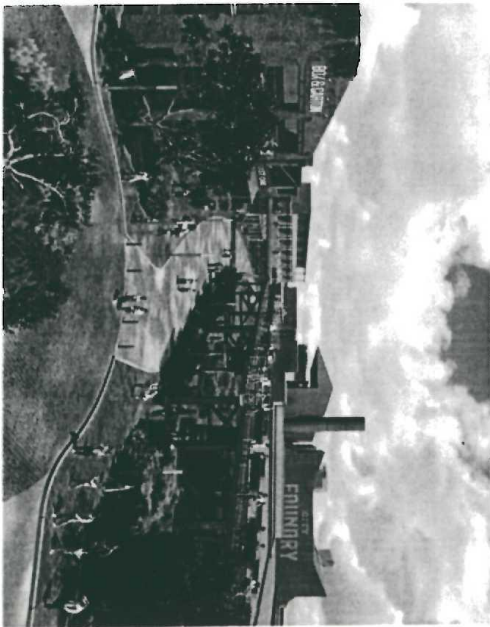
**APPENDIX C**  
**ANALYSIS SHOWING TAX IMPACT ON TAXING DISTRICTS**

6618948.1

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**COST-BENEFIT ANALYSIS**  
**RPA 2—CITY FOUNDRY AT CORTEX**

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DRAFT September 12, 2017

## COST-BENEFIT ANALYSIS

### RPA 2—CITY FOUNDRY AT CORTEX

DRAFT September 18, 2017

#### I. INTRODUCTION

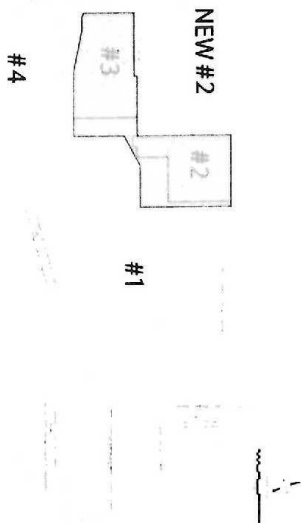
The City of St. Louis ("City") Tax Increment Financing Commission and the City's Board of Aldermen are expected to consider the provision of tax increment financing ("TIF") for a portion of the City Foundry St. Louis Redevelopment Area (the "Redevelopment Area"). The designated redevelopment ("Redeveloper") for that redevelopment area is requesting twenty-three (23) years of TIF for Redevelopment Project Area 2 ("RPA 2") within the larger Redevelopment Area in accordance with Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act") The Redeveloper is also requesting a revision in the boundaries of RPA 2.

This cost-benefit analysis was performed to fulfill the requirement of RSMo § 99.800 et seq. (the "TIF Act") for any redevelopment plan proposed. The TIF Act requires that a cost-benefit analysis be performed:

"...showing the economic impact of the plan on each taxing district which is at least partially within the boundaries of the redevelopment area. The analysis shall show the impact on the economy if the project is not built, and is built pursuant to the redevelopment plan under consideration. The cost-benefit analysis shall include a fiscal impact study on every affected political subdivision, and sufficient information from

the developer for the commission established in section 99.820 to evaluate whether the project as proposed is financially feasible. (Section 99.810.1(5)) RSMo.)

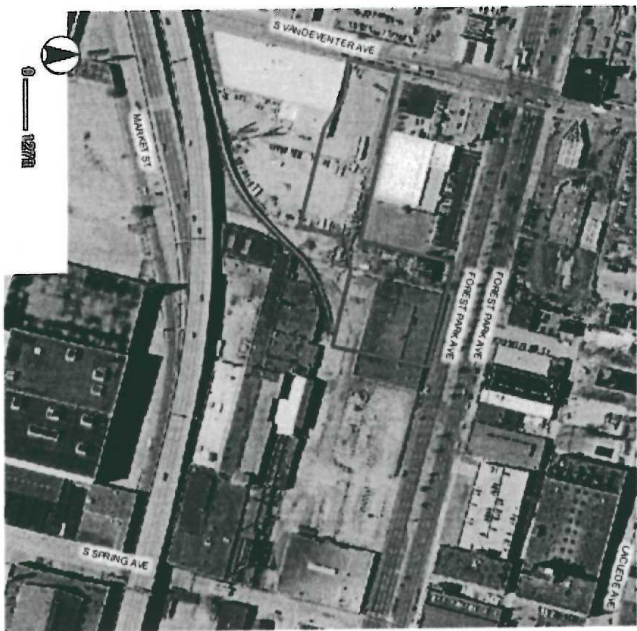
The accompanying tables describe the impacts of "build" and "no build" scenarios on each taxing district in the Redevelopment Area that are anticipated to result from the Redevelopment Project for RPA 2 ONLY of the Redevelopment Area described and amended in the City Foundry Saint Louis Tax Increment Financing ("TIF") Redevelopment Plan (the "Redevelopment Plan").



**II. THE PROPOSED REDEVELOPMENT AREA AND RPA 2 AS THEY CURRENTLY EXIST**

The proposed RPA 2, shown on the map above, currently consists of 2.7 acres of vacant property and one vacant building that will be demolished. All of the property in RPA 2 is currently owned by the Redeveloper or under agreement for purchase. Its current assessed value is estimated at \$165,706. If TIF is not made available for RPA 2 as proposed, it is not likely that the property will be redeveloped in the foreseeable future and it is not likely that the overall assessed value of RPA 2 would increase. At present, RPA 2 produces no economic activity tax for any taxing district.

The aerial photograph at right was taken from the Geo St. Louis website and shows the entire Redevelopment Area as it existed in 2010. Since 2010, the Redeveloper has commenced environmental remediation and selective demolition on the site. The aerial photograph shows the approximate location of the newly proposed RPA 2. The newly proposed RPA 2 includes a portion of RPA 1 and all of what was previously proposed as RPAs 2 and 3. While the original plan called for RPA 2 to be developed for residential uses, the new RPA 2 will be developed only with commercial uses.



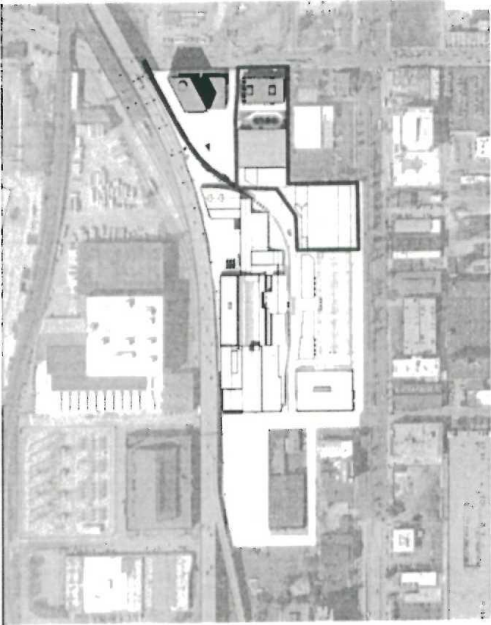
**2010 AERIAL PHOTO OF  
PROPOSED REDEVELOPMENT AREA WITH  
PROPOSED RPA 2 HIGHLIGHTED**



**III. THE PROPOSED PROJECTS IN THE PROPOSED RPA 2**

This analysis is for a Project that is not yet constructed and is based on the Redevelopment Plan for RPA 2 as it is proposed for amendment. It is anticipated that RPA 2 will be redeveloped for office and retail uses. Readers of this analysis are cautioned to study the assumptions noted on each of the attached tables, in addition to the assumptions stated in the following paragraphs. There is no guarantee that RPA 2 will be developed as anticipated or that the assumptions used in this analysis will match the ultimate reality of what is developed in RPA 2 or that actual revenues resulting from the redevelopment will be equal to the revenues projected based on the assumptions. Actual revenues will be more or less than projected herein.

**PROPOSED CONCEPT PLAN MAP**



#### IV. PROPOSED REDEVELOPMENT AND TIF--ASSUMPTIONS

##### 1. **Redevelopment Period**

This analysis assumes that that redevelopment work will commence in early 2018, that the first structure will be completed at the end of 2018, and that two additional structure shown on the concept plan will be completed Fall of 2019. Actual redevelopment may proceed more swiftly or more slowly than assumed by this analysis.

##### 2. **Base Equalized Assessed Value (EAV)**

As shown in the table above, total current total equalized assessed value, or "Base EAV," of the proposed redevelopment area is \$165,706. .

##### 3. **Assumptions—Future Estimated Values and Tax Rates**

The tables provided in Appendix A show the assumptions on which this analysis is based, as follows.

###### ***Current and Future Tax Rates***

Table A-1 shows the real and personal property tax rates applicable to the redevelopment area in 2015. In April of 2016, City voters approved additional tax levies for the St. Louis Board of Education and the Metropolitan Sewer District ("MSD"). Table A-1 also shows the 2015 tax rates with the additional levies approved in April included. Table 1 and this analysis assume that the Board of Education and MSD impose the approved new levies at the maximum "up to" rates.

This analysis assumes that ad valorem property tax rates in the City of St. Louis will remain flat throughout the analysis period at the 2016 rate. This assumption is flawed because those tax rates will almost certainly change due to application of Missouri's Hancock Amendment. However, it is impossible to predict how the Hancock Amendment will affect tax rates in the City over the next three decades and past changes due to the Amendment have not been significant. Therefore, the tax rates assumed in this analysis are believed to be a reasonable basis for preparing this analysis.

###### ***Projected Market and Assessed Values for New Development***

Table A-2 shows the estimated values of the redeveloped property in the primary redevelopment area upon completion of each phase of the development. The values shown in this table are based on a rough survey of assessed values for warehouse, light industrial, and office properties located in industrial areas throughout St. Louis City and St. Louis County, available in the databases of those two assessment jurisdictions published on their websites. Values for such properties vary widely throughout the region depending in part on location, in part on the age of the structures, and in part on the size of the structures. This analysis is based on a rough estimated approximation of the completed values of the various structure types in 2016 dollars. The St. Louis City Assessor (the "Assessor") is expected to establish actual market and assessed values for the each phase of development when that phase is complete.



Actual valuation will vary from the estimates in this analysis, and such variances will be significant: the future valuations assumed in this analysis are based upon the assumption that the concept plan shown above will become reality but no users have definitively committed to locate in the redevelopment area. As noted above, that concept plan will change as specific users commit to the site and specific structures are built to accommodate those users. At the time new structures are completed in the area, the Assessor will appraise the actual phases as constructed. Since the structures have not yet been built and the concept plan will change, neither this analysis nor the Assessor can determine the future appraised value for purposes of determining assessed values and levying real property taxes.

The analysis assumes that the completed primary redevelopment area will include three (3) subdivided and replatted taxable parcels, together with additional tax

exempt parcels designated as common areas and easements. Taxable parcels are assumed to occupy approximately 70% of the primary redevelopment area's 2.7 acres. The analysis fully apportions the current assessed value ("base value") of the proposed redevelopment area to each of the estimated three (3) new parcels, so that no base revenue is lost to the taxing jurisdictions when the Assessor determines how much tax revenue is due to the taxing jurisdictions during the abatement period.

#### ***Growth in Market Value***

The market value of each assumed phase of the redevelopment after assumed completion is projected to grow three percent (3%) bi-annually. It is believed but not guaranteed that this growth assumption is conservative.

## V. ESTIMATED REAL PROPERTY TAX REVENUES

The tables in Appendix B show the estimated impacts of the redevelopment project on the political subdivisions whose boundaries for ad valorem taxation purposes include any portion of the redevelopment area to be affected by the tax abatement proposed in the redevelopment plan for the area. The estimates are provided for two (2) scenarios: (a) if the redevelopment does not occur, and (b) if the redevelopment occurs without tax abatement. Calculations shown with respect to each scenario are based on the estimated assessed values of the real property in the redevelopment area and projected over the anticipated 25-year term of the abatement and for two years thereafter, or through 2049, calculated pursuant to the assumptions discussed above.

## VI. ESTIMATED PERSONAL PROPERTY TAX REVENUES

No personal property subject to taxation is currently located within the redevelopment area. Some personal property will undoubtedly be located within the redevelopment area when redevelopment is complete, and the jurisdictions imposing ad valorem taxes within the redevelopment area will undoubtedly receive new revenues from that personal property.

However, amounts and values of personal property ultimately located in the redevelopment area will vary significantly depending on the uses of the structures ultimately built. As

### 1. No Redevelopment (“No Build” Scenario)

Table B-1 shows estimated impact on the affected property taxing jurisdictions if redevelopment of the property does not occur. This scenario estimates no impact on the taxing jurisdictions—it is assumed that the value of the property will neither increase nor decrease and, based on the assumption that each jurisdiction’s real property tax rate remains flat throughout the analysis period, real property tax revenues also remain flat.

### 2. Redevelopment Without Abatement (“Build B”)

This scenario is the same as scenario “Build A” except that this scenario assumes that the redevelopment occurs in the same time frame with no tax abatement.

noted, no users have definitively committed to locate within the area. In addition, various types of personal property depreciate at different rates during different time periods.

Therefore, this analysis does not attempt to predict new personal property tax revenues that may accrue to taxing jurisdictions from redevelopment and estimates, for purposes of Chapter 353’s requirements, that those revenues will be zero. Actual personal property tax revenues from the redeveloped property will exceed that estimated amount.

CITY FOUNDRY ST LOUIS—PROPERTY TAX RATE ASSUMPTIONS

2016 REAL PROPERTY TAX RATES

TAXING JURISDICTION	TAX TYPE/ SUBJURISDICTION	BASE RATE		COMMERCIAL		TOTAL TAX	
		BREAK- DOWN	DISTRICT TOTAL	BREAK- DOWN	DISTRICT TOTAL	BREAK- DOWN	DISTRICT TOTAL
State	Blind Person	\$0.0300	\$0.0300	\$0.0090	\$0.0090	\$0.0390	\$0.0390
St. Louis Board of Education	General Fund	5.1211	5.1211	1.1740	1.1740	6.2951	6.2951
Junior College District	General Fund	0.2185	0.2185	0.0700	0.0700	0.2885	0.2885
Metropolitan Sewer District	General Fund	0.1196	0.1196	0.0730	0.0730	0.1926	0.1926
Sheltered Workshop	General Fund	0.1500	0.1500	0.0160	0.0160	0.1660	0.1660
Community Mental Health	General Fund	0.0900	0.0900			0.0900	0.0900
Community Children's Service	General Fund	0.1900	0.1900			0.1900	0.1900
Zoo-Museum District	Zoological Park	0.0799		0.0209		0.1008	
Zoo-Museum District	Art Museum	0.0799		0.0209		0.1008	
Zoo-Museum District	Science Center	0.0399	0.2795	0.0104	0.0730	0.0503	0.3525
Zoo-Museum District	Botanical Garden	0.0399		0.0104		0.0503	
Zoo-Museum District	Missouri History Museum	0.0399		0.0104		0.0503	
Public Library District	General Fund	0.6600	0.6600	0.0790	0.0790	0.6390	0.6390
City of St. Louis	Municipal Purposes	1.0000		0.1460		1.1460	
City of St. Louis	County Purposes	0.3500				0.3500	
City of St. Louis	Hospital Purposes	0.1000	1.6231		0.1460	0.1000	1.7691
City of St. Louis	Public Health Purposes	0.0200				0.0200	
City of St. Louis	Recreation Purposes	0.0200				0.0200	
City of St. Louis	Interest in Public Debt	0.1331				0.1331	
TOTALS:		\$8,3818	\$8,3818	\$1,6400	\$1,6400	\$10,0218	\$10,0218

ESTIMATED FUTURE REAL PROPERTY TAX RATES\*\*

TAXING JURISDICTION	TAX TYPE/ SUBJURISDICTION	BASE RATE		COMMERCIAL		TOTAL TAX	
		BREAK- DOWN	DISTRICT TOTAL	BREAK- DOWN	DISTRICT TOTAL	BREAK- DOWN	DISTRICT TOTAL
State	Blind Person	\$0.0300	\$0.0300	\$0.0090	\$0.0090	\$0.0390	\$0.0390
St. Louis Board of Education	General Fund	5.1211	5.1211	1.1740	1.1740	6.2951	6.2951
Junior College District	General Fund	0.2185	0.2185	0.0700	0.0700	0.2885	0.2885
Metropolitan Sewer District	General Fund	0.1196	0.1196	0.0730	0.0730	0.1926	0.1926
Sheltered Workshop	General Fund	0.1500	0.1500	0.0160	0.0160	0.1660	0.1660
Community Mental Health	General Fund	0.0900	0.0900			0.0900	0.0900
Community Children's Service	General Fund	0.1900	0.1900			0.1900	0.1900
Zoo-Museum District	Zoological Park	0.0799		0.0209		0.1008	
Zoo-Museum District	Art Museum	0.0799		0.0209		0.1008	
Zoo-Museum District	Science Center	0.0399	0.2795	0.0104	0.0730	0.0503	0.3525
Zoo-Museum District	Botanical Garden	0.0399		0.0104		0.0503	
Zoo-Museum District	Missouri History Museum	0.0399		0.0104		0.0503	
Public Library District	General Fund	0.6600	0.6600	0.0790	0.0790	0.6390	0.6390
City of St. Louis	Municipal Purposes	1.0000		0.1460		1.1460	
City of St. Louis	County Purposes	0.3500				0.3500	
City of St. Louis	Hospital Purposes	0.1000	1.6231		0.1460	0.1000	1.7691
City of St. Louis	Public Health Purposes	0.0200				0.0200	
City of St. Louis	Recreation Purposes	0.0200				0.0200	
City of St. Louis	Interest in Public Debt	0.1331				0.1331	
TOTALS:		\$8,3818	\$8,3818	\$1,6400	\$1,6400	\$10,0218	\$10,0218

\*\*Assessment system is distributed in same proportion as base tax.  
\*\*Assessment rates approved by voters in April 2018 are projected as full approved "up to" rate. Final rates will be determined in October, 2016.

TABLE A-1

PROPERTY TAX RATE ASSUMPTIONS

TAXING JURISDICTION	TAX TYPE/ SUBJURISDICTION	2015 REAL PROPERTY TAX RATES						ESTIMATED FUTURE REAL PROPERTY TAX RATES*					
		BASE RATE		COMMERCIAL SURTAX		TOTAL TAX		BASE RATE		COMMERCIAL SURTAX**		TOTAL TAX	
		BREAK- DOWN	DISTRICT TOTAL	BREAK- DOWN	DISTRICT TOTAL	BREAK- DOWN	DISTRICT TOTAL	BREAK- DOWN	DISTRICT TOTAL	BREAK- DOWN	DISTRICT TOTAL	BREAK- DOWN	DISTRICT TOTAL
State	Blind Person	\$0.0300	\$0.0300	\$0.0090	\$0.0090	\$0.0390	\$0.0390	\$0.0300	\$0.0300	\$0.0090	\$0.0090	\$0.0390	\$0.0390
St. Louis Board of Education	General Fund	5.1211	5.1211	1.1740	1.1740	6.2951	6.2951	5.1211	5.1211	1.1740	1.1740	6.2951	6.2951
Junior College District	General Fund	0.2185	0.2185	0.0700	0.0700	0.2885	0.2885	0.2185	0.2185	0.0700	0.0700	0.2885	0.2885
Metropolitan Sewer District	General Fund	0.1196	0.1196	0.0730	0.0730	0.1926	0.1926	0.1196	0.1196	0.0730	0.0730	0.1926	0.1926
Sheltered Workshop	General Fund	0.1500	0.1500	0.0160	0.0160	0.1660	0.1660	0.1500	0.1500	0.0160	0.0160	0.1660	0.1660
Community Mental Health	General Fund	0.0900	0.0900			0.0900	0.0900	0.0900	0.0900			0.0900	0.0900
Community Children's Service	General Fund	0.1900	0.1900			0.1900	0.1900	0.1900	0.1900			0.1900	0.1900
Zoo-Museum District***	Zoological Park	0.0799		0.0209		0.1008		0.0799		0.0209		0.1008	
Zoo-Museum District***	Art Museum	0.0799		0.0209		0.1008		0.0799		0.0209		0.1008	
Zoo-Museum District***	Science Center	0.0399	0.2795	0.0104	0.0730	0.0503	0.3525	0.0399	0.2795	0.0104	0.0730	0.0503	0.3525
Zoo-Museum District***	Botanical Garden	0.0399		0.0104		0.0503		0.0399		0.0104		0.0503	
Zoo-Museum District**	Missouri History Museum	0.0399		0.0104		0.0503		0.0399		0.0104		0.0503	
Public Library District	General Fund	0.5600	0.5600	0.0790	0.0790	0.6390	0.6390	0.5600	0.5600	0.0790	0.0790	0.6390	0.6390
City of St. Louis	Municipal Purposes	1.0000		0.1460		1.1460		1.0000		0.1460		1.1460	
City of St. Louis	County Purposes	0.3500				0.3500		0.3500				0.3500	
City of St. Louis	Hospital Purposes	0.1000	1.6231			0.1000	1.7691	0.1000	1.6231			0.1000	1.7691
City of St. Louis	Public Health Purposes	0.0200			0.1460	0.0200		0.0200			0.1460	0.0200	
City of St. Louis	Recreation Purposes	0.0200				0.0200		0.0200				0.0200	
City of St. Louis	Interest in Public Debt	0.1331				0.1331		0.1331				0.1331	
<b>TOTALS:</b>		<b>\$8.3818</b>	<b>\$8.3818</b>	<b>\$1.6400</b>	<b>\$1.6400</b>	<b>\$10.0218</b>	<b>\$10.0218</b>	<b>\$8.3818</b>	<b>\$8.3818</b>	<b>\$1.6400</b>	<b>\$1.6400</b>	<b>\$10.0218</b>	<b>\$10.0218</b>

\*Assumes taxes approved by voters in April 2016 are imposed at full approved "up to" rate. Final rate will be determined in October, 2016.  
 \*\*Assumes surtax is distributed to districts in the future at current proportions.  
 \*\*\*Assumes surtax is distributed to subdistricts in same proportion as base tax.



TABLE A-2

**CITY FOUNDRY ST LOUIS--CONCEPTUAL DEVELOPMENT PROGRAM**  
**ESTIMATED BUILDING AREAS, LAND AREAS, MARKET VALUES, AND BASE EAV ALLOCATION**

BUILDING										
ASSUMED USE TYPE	ESTIMATED YEAR COMMENCED	ESTIMATED YEAR COMPLETE	ASSUMED BUILDING AREA (SQ. FT.)	ASSUMED LAND AREA (SQ. FT.) (40% BLDG. COVERAGE)	% OF BASE ATTRIBUT- ABLE TO BUILDING	ESTIMATED 2016 BUILDING MARKET VALUE/ SQ. FT.	ESTIMATED 2016 LAND MARKET VALUE/ SQ. FT.	ESTIMATED BUILDING MARKET VALUE/ SQ. FT. IN COMPLETION YEAR (1.5%/YEAR INFLATION)	ESTIMATED LAND MARKET VALUE/ SQ. FT. IN COMPLETION YEAR (1.5%/YEAR INFLATION)	ESTIMATED TOTAL MARKET VALUE IN COMPLETION YEAR
<b>A</b> OFFICE	2018	2019	55,556	39,313	33.31%	\$190	\$3.60	\$10,713,975	\$143,648	\$10,857,622
<b>B</b> OFFICE/RETAIL	2018	2019	100,000	39,313	33.31%	\$167	\$3.60	\$16,950,500	\$143,648	\$17,094,148
<b>C</b> RETAIL	2018	2019	58,960	39,400	33.38%	\$254	\$6.00	\$15,200,478	\$239,946	\$15,440,424
<b>TOTALS:</b>			214,516	118,025	100.00%			\$42,864,952	\$527,242	\$43,392,194
<b>BASE:</b>	2016	N/A	N/A	118,025		N/A	\$4.39	N/A	\$517,831	\$517,831

SEE ACCOMPANYING NARRATIVE FOR ADDITIONAL ASSUMPTIONS

TABLE B-1

## CITY FOUNDRY ST LOUIS--"NO BUILD" SCENARIO

ESTIMATED TAX BASE										TAXING JURISDICTION										TOTAL COMMERCIAL TAX
Abatement Year	Market Value	Assessed Value	State Blind Pension	St. Louis Board of Education	Junior College District	Metropolitan Sewer District	Sheltered Workshop	Community Mental Health	Community Children's Services	Zoo-logical Park	Art Museum	Science Center	Botanical Garden	Missouri History Museum	Public Library District	City of St. Louis				
Base:	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
0	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
1	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
2	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
3	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
4	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
5	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
6	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
7	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
8	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
9	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
10	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
11	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
12	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
13	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
14	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
15	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
16	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
17	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
18	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
19	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
20	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
21	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
22	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
23	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
24	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
25	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
26	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
27	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
28	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
29	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
30	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
31	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
32	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
TOTAL:	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			
AVERAGES--33 YEARS:			\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932	\$16,607			

## ASSUMPTIONS &amp; NOTES:

Bi-Annual Value Escalation: 3.00%  
 Excludes Collection Fee Deductions  
 SEE ACCOMPANYING NARRATIVE AND CONCEPTUAL DEVELOPMENT PROGRAM FOR ADDITIONAL ASSUMPTIONS



TABLE B-3

CITY FOUNDRY ST LOUIS--PROPOSED CONCEPTUAL DEVELOPMENT W/O TAX ABATEMENT																
ESTIMATED TAX BASE			TAXING JURISDICTION													
Abatement Year	Market Value	Assessed Value	State Blind Pension	St. Louis Board of Education	Junior College District	Metropolitan Sewer District	Shelleville Workshop	Community Mental Health	Community Children's Services	Zoo-logical Park	Art Museum	Science Center	Botanical Garden	Missouri History Museum	Public Library	City of St. Louis
Tax Rates (per \$1,000 of Market Value)	\$187,831	\$185,706	\$65	\$10,431	\$478	\$319	\$275	\$149	\$315	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932
1 - 2016	\$379,384	\$125,076	\$450	\$179,134	\$3,627	\$2,421	\$2,097	\$1,131	\$2,388	\$1,267	\$1,267	\$633	\$633	\$633	\$8,035	\$22,239
2 - 2018	\$2,159,031	\$679,920	\$2,695	\$434,997	\$19,336	\$13,309	\$11,471	\$6,219	\$15,729	\$8,963	\$8,963	\$3,477	\$3,477	\$3,477	\$44,125	\$122,246
3 - 2019	\$43,717,923	\$13,989,735	\$5,456	\$890,668	\$40,360	\$26,944	\$23,223	\$12,581	\$25,580	\$14,097	\$14,097	\$7,040	\$7,040	\$7,040	\$89,394	\$247,492
4 - 2020	\$43,717,923	\$13,989,735	\$5,456	\$890,668	\$40,360	\$26,944	\$23,223	\$12,581	\$25,580	\$14,097	\$14,097	\$7,040	\$7,040	\$7,040	\$89,394	\$247,492
5 - 2021	\$45,029,460	\$14,409,427	\$5,620	\$907,088	\$41,571	\$27,753	\$23,920	\$12,968	\$27,378	\$14,520	\$14,520	\$7,251	\$7,251	\$7,251	\$92,076	\$254,917
6 - 2022	\$45,029,460	\$14,409,427	\$5,620	\$907,088	\$41,571	\$27,753	\$23,920	\$12,968	\$27,378	\$14,520	\$14,520	\$7,251	\$7,251	\$7,251	\$92,076	\$254,917
7 - 2023	\$46,390,344	\$14,841,710	\$5,788	\$934,300	\$42,818	\$28,585	\$24,637	\$13,358	\$28,199	\$14,956	\$14,956	\$7,469	\$7,469	\$7,469	\$94,839	\$262,565
8 - 2024	\$46,390,344	\$14,841,710	\$5,788	\$934,300	\$42,818	\$28,585	\$24,637	\$13,358	\$28,199	\$14,956	\$14,956	\$7,469	\$7,469	\$7,469	\$94,839	\$262,565
9 - 2025	\$47,771,754	\$15,286,951	\$5,962	\$962,330	\$44,103	\$29,443	\$25,516	\$13,796	\$29,045	\$15,404	\$15,404	\$7,693	\$7,693	\$7,693	\$97,684	\$270,442
10 - 2026	\$47,771,754	\$15,286,951	\$5,962	\$962,330	\$44,103	\$29,443	\$25,516	\$13,796	\$29,045	\$15,404	\$15,404	\$7,693	\$7,693	\$7,693	\$97,684	\$270,442
11 - 2027	\$49,204,607	\$15,745,570	\$6,141	\$991,199	\$45,426	\$30,326	\$26,138	\$14,171	\$29,917	\$15,987	\$15,987	\$7,923	\$7,923	\$7,923	\$100,614	\$279,555
12 - 2028	\$49,204,607	\$15,745,570	\$6,141	\$991,199	\$45,426	\$30,326	\$26,138	\$14,171	\$29,917	\$15,987	\$15,987	\$7,923	\$7,923	\$7,923	\$100,614	\$279,555
13 - 2029	\$50,681,054	\$16,217,597	\$6,325	\$1,020,935	\$46,769	\$31,236	\$26,922	\$14,596	\$30,814	\$16,343	\$16,343	\$8,161	\$8,161	\$8,161	\$103,633	\$286,612
14 - 2030	\$50,681,054	\$16,217,597	\$6,325	\$1,020,935	\$46,769	\$31,236	\$26,922	\$14,596	\$30,814	\$16,343	\$16,343	\$8,161	\$8,161	\$8,161	\$103,633	\$286,612
15 - 2031	\$52,067,907	\$16,704,423	\$6,515	\$1,051,563	\$48,192	\$32,173	\$27,729	\$15,034	\$31,739	\$16,833	\$16,833	\$8,406	\$8,406	\$8,406	\$106,742	\$295,519
16 - 2032	\$52,067,907	\$16,704,423	\$6,515	\$1,051,563	\$48,192	\$32,173	\$27,729	\$15,034	\$31,739	\$16,833	\$16,833	\$8,406	\$8,406	\$8,406	\$106,742	\$295,519
17 - 2033	\$53,452,907	\$17,205,610	\$6,710	\$1,083,110	\$49,638	\$33,139	\$28,561	\$15,485	\$32,691	\$17,338	\$17,338	\$8,658	\$8,658	\$8,658	\$109,944	\$304,584
18 - 2034	\$53,452,907	\$17,205,610	\$6,710	\$1,083,110	\$49,638	\$33,139	\$28,561	\$15,485	\$32,691	\$17,338	\$17,338	\$8,658	\$8,658	\$8,658	\$109,944	\$304,584
19 - 2035	\$55,390,556	\$17,721,778	\$6,911	\$1,115,654	\$51,127	\$34,132	\$29,416	\$15,950	\$33,671	\$18,288	\$18,288	\$8,916	\$8,916	\$8,916	\$113,242	\$313,516
20 - 2036	\$55,390,556	\$17,721,778	\$6,911	\$1,115,654	\$51,127	\$34,132	\$29,416	\$15,950	\$33,671	\$18,288	\$18,288	\$8,916	\$8,916	\$8,916	\$113,242	\$313,516
21 - 2037	\$57,040,917	\$18,253,431	\$7,119	\$1,149,072	\$52,661	\$35,156	\$30,301	\$16,428	\$34,682	\$19,194	\$19,194	\$9,185	\$9,185	\$9,185	\$116,639	\$322,517
22 - 2038	\$57,040,917	\$18,253,431	\$7,119	\$1,149,072	\$52,661	\$35,156	\$30,301	\$16,428	\$34,682	\$19,194	\$19,194	\$9,185	\$9,185	\$9,185	\$116,639	\$322,517
23 - 2039	\$58,534,532	\$18,801,034	\$7,332	\$1,183,544	\$54,241	\$36,211	\$31,210	\$16,921	\$35,722	\$19,945	\$19,945	\$9,461	\$9,461	\$9,461	\$120,139	\$332,609
24 - 2040	\$58,534,532	\$18,801,034	\$7,332	\$1,183,544	\$54,241	\$36,211	\$31,210	\$16,921	\$35,722	\$19,945	\$19,945	\$9,461	\$9,461	\$9,461	\$120,139	\$332,609
25 - 2041	\$60,115,829	\$19,365,065	\$7,552	\$1,219,050	\$55,868	\$37,287	\$32,166	\$17,429	\$36,794	\$20,959	\$20,959	\$9,745	\$9,745	\$9,745	\$123,743	\$342,687
26 - 2042	\$60,115,829	\$19,365,065	\$7,552	\$1,219,050	\$55,868	\$37,287	\$32,166	\$17,429	\$36,794	\$20,959	\$20,959	\$9,745	\$9,745	\$9,745	\$123,743	\$342,687
27 - 2043	\$62,331,304	\$19,946,017	\$7,779	\$1,255,622	\$57,544	\$38,351	\$33,110	\$17,951	\$37,697	\$21,969	\$21,969	\$10,037	\$10,037	\$10,037	\$127,455	\$352,865
28 - 2044	\$62,331,304	\$19,946,017	\$7,779	\$1,255,622	\$57,544	\$38,351	\$33,110	\$17,951	\$37,697	\$21,969	\$21,969	\$10,037	\$10,037	\$10,037	\$127,455	\$352,865
29 - 2045	\$64,201,243	\$20,544,398	\$8,012	\$1,293,290	\$59,871	\$39,689	\$34,104	\$18,490	\$39,934	\$22,702	\$22,702	\$10,338	\$10,338	\$10,338	\$131,279	\$363,043
30 - 2046	\$64,201,243	\$20,544,398	\$8,012	\$1,293,290	\$59,871	\$39,689	\$34,104	\$18,490	\$39,934	\$22,702	\$22,702	\$10,338	\$10,338	\$10,338	\$131,279	\$363,043
31 - 2047	\$66,127,281	\$21,160,730	\$8,253	\$1,332,080	\$61,949	\$40,756	\$35,127	\$19,045	\$40,005	\$23,973	\$23,973	\$10,648	\$10,648	\$10,648	\$135,217	\$373,221
32 - 2048	\$66,127,281	\$21,160,730	\$8,253	\$1,332,080	\$61,949	\$40,756	\$35,127	\$19,045	\$40,005	\$23,973	\$23,973	\$10,648	\$10,648	\$10,648	\$135,217	\$373,221
TOTALS:	\$58,127,281	\$21,160,730	\$8,253	\$1,332,080	\$61,949	\$40,756	\$35,127	\$19,045	\$40,005	\$23,973	\$23,973	\$10,648	\$10,648	\$10,648	\$135,217	\$373,221
AVERAGES--31 YEARS:			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$8,062	\$102,380	\$233,442
			\$8,249	\$33,283,493	\$146,223	\$30,858	\$17,618	\$16,145	\$8,062	\$8,062	\$8,062</					

ASSUMPTIONS & NOTES:  
 Bi-Annual Value Escalation: 3.00%  
 Escalation Convention: No Inflation  
 Best Accounting Method: Depreciating and Conceptual Development Program for Additional Assumptions

**ASSUMPTIONS**

**CITY FOUNDRY ST LOUIS--CONCEPTUAL DEVELOPMENT PROGRAM**  
**ESTIMATED BUILDING AREAS, LAND AREAS, APPRAISED VALUES, COSTS AND BASE EAV ALLOCATION**

**ESTIMATED ASSESSOR APPRAISED VALUES--HYPOTHETICAL\***

BUILDING	ASSUMED USE TYPE	ESTIMATED YEAR COMMENCED	ESTIMATED YEAR COMPLETE	ASSUMED BUILDING AREA (SQ. FT.)	ASSUMED LAND AREA (SQ. FT.) (40% BLDG. COVER-AGE)	% OF BASE ATTRIB-UTABLE TO BUILDING	ESTIMATED 2016 ASSESSOR BUILDING APPRAISED VALUE/ SQ. FT.	ESTIMATED 2016 ASSESSOR LAND APPRAISED VALUE/ SQ. FT.	ESTIMATED BUILDING ASSESSOR APPRAISED VALUE/ SQ. FT. IN COMPLETION YEAR (1.5%/YEAR INFLATION)	ESTIMATED ASSESSOR LAND APPRAISED VALUE/ SQ. FT. IN COMPLETION YEAR (1.5%/YEAR INFLATION)	ESTIMATED TOTAL ASSESSOR APPRAISED VALUE IN COMPLETION YEAR
<b>A</b>	OFFICE	2018	2019	55,556	39,313	33%	\$190	\$3.60	\$10,713,975	\$143,648	\$10,857,622
<b>B</b>	OFFICE/RETAIL	2018	2019	100,000	39,313	33%	\$167	\$3.60	\$16,950,500	\$143,648	\$17,094,148
<b>C</b>	RETAIL	2018	2019	58,960	39,400	33%	\$254	\$6.00	\$15,200,478	\$239,946	\$15,440,424
<b>TOTALS:</b>				<b>214,516</b>	<b>118,025</b>	<b>100.00%</b>			<b>\$42,864,952</b>	<b>\$527,242</b>	<b>\$43,392,194</b>
<b>BASE:</b>		2015	N/A	N/A	118,025		N/A	\$1.78	N/A	\$517,831	\$517,831

\*Based on research as to assessed values of comparable land and warehouse, manufacturing, back office properties--escalated to 2016.

Appraised value may not grow as estimated; Assessor may value property differently.

**ESTIMATED DEVELOPMENT COSTS--HYPOTHETICAL**

BUILDING	ASSUMED USE TYPE	ESTIMATED YEAR COMMENCED	ASSUMED BUILDING AREA (SQ. FT.)	ASSUMED LAND AREA (SQ. FT.) (40% BLDG. COVER-AGE)	ASSUMED LAND SALE PRICE/ SQ. FT.	ESTIMATED 2016 BUILDING CON-STRUCTION COST/SQ. FT.	ESTIMATED 2016 FIXTURE COST/ SQ. FT.	ESTIMATED TOTAL LAND SALES PRICE	ESTIMATED TOTAL BUILDING & FIXTURE COST--2016	ESTIMATED TOTAL BUILDING & FIXTURE COST--START YEAR*	ESTIMATED TOTAL COST COST--START YEAR*
<b>A</b>	OFFICE	2018	55,556	39,313	\$29.00	\$175	\$45	\$1,140,063	\$12,222,320	\$12,222,320	\$13,362,383
<b>B</b>	OFFICE/RETAIL	2018	100,000	39,313	\$29.00	\$175	\$40	\$1,140,063	\$21,500,000	\$21,822,500	\$22,962,563
<b>C</b>	RETAIL	2018	58,960	39,400	\$17.50	\$175	\$55	\$689,500	\$13,560,800	\$13,967,624	\$14,657,124
<b>TOTALS:</b>			<b>214,516</b>	<b>118,025</b>	<b>\$25.16</b>			<b>\$2,969,625</b>	<b>\$47,283,120</b>	<b>\$48,012,444</b>	<b>\$50,982,069</b>

\*Assumes construction and fixture costs escalate by 1.5% per year after 2016.

Estimated costs are very rough estimates only; will vary based on actual use and actual development schedule.



TABLE B-3.1

## CITY FOUNDRY ST LOUIS--BUILDING A EAST OFFICE &amp; RETAIL--NO ABATEMENT

ESTIMATED TAX BASE				TAXING JURISDICTION												TOTAL COMMER- CIAL TAX
Abatement Year	Market Value	Assessed Value	State Blind Pension	St. Louis Board of Education	Junior College District	Metro- politan Sewer District	Sheltered Workshop	Community Mental Health	Community Children's Service	Zoo- logical Park	Art Museum	Science Center	Botanical Garden	Missouri History Museum	Public Library District	City of St. Louis
Tax Rates \$100 AV (with Surtax):			\$0.0390	\$6.2961	\$0.2385	\$0.1926	\$0.1660	\$0.0900	\$0.1900	\$0.1008	\$0.1008	\$0.0503	\$0.0503	\$0.0503	\$0.6390	\$1.7691
Base:	\$617,831	\$165,706	\$65	\$10,431	\$478	\$319	\$276	\$149	\$316	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932
0 2017	\$517,831	\$165,706	\$65	\$10,431	\$478	\$319	\$276	\$149	\$316	\$167	\$167	\$83	\$83	\$83	\$1,059	\$2,932
1 2018	\$3,928,364	\$1,257,076	\$490	\$79,134	\$3,627	\$2,421	\$2,087	\$1,131	\$2,388	\$1,267	\$1,267	\$633	\$633	\$633	\$8,033	\$22,239
2 2019	\$21,594,031	\$6,910,090	\$2,695	\$434,997	\$19,936	\$13,309	\$11,471	\$6,219	\$13,129	\$6,963	\$6,963	\$3,477	\$3,477	\$3,477	\$44,155	\$122,246
3 2020	\$43,717,923	\$13,989,735	\$5,456	\$880,668	\$40,360	\$26,944	\$23,223	\$12,591	\$26,580	\$14,097	\$14,097	\$7,040	\$7,040	\$7,040	\$89,394	\$247,492
4 2021	\$43,717,923	\$13,989,735	\$5,456	\$880,668	\$40,360	\$26,944	\$23,223	\$12,591	\$26,580	\$14,097	\$14,097	\$7,040	\$7,040	\$7,040	\$89,394	\$247,492
5 2022	\$45,029,460	\$14,409,427	\$5,620	\$907,088	\$41,571	\$27,753	\$23,920	\$12,968	\$27,378	\$14,520	\$14,520	\$7,251	\$7,251	\$7,251	\$92,076	\$254,917
6 2023	\$45,029,460	\$14,409,427	\$5,620	\$907,088	\$41,571	\$27,753	\$23,920	\$12,968	\$27,378	\$14,520	\$14,520	\$7,251	\$7,251	\$7,251	\$92,076	\$254,917
7 2024	\$46,380,344	\$14,841,710	\$5,788	\$934,300	\$42,818	\$28,585	\$24,637	\$13,368	\$28,199	\$14,956	\$14,956	\$7,469	\$7,469	\$7,469	\$94,839	\$262,565
8 2025	\$46,380,344	\$14,841,710	\$5,788	\$934,300	\$42,818	\$28,585	\$24,637	\$13,368	\$28,199	\$14,956	\$14,956	\$7,469	\$7,469	\$7,469	\$94,839	\$262,565
9 2026	\$47,771,754	\$15,286,961	\$5,962	\$962,330	\$44,103	\$29,443	\$25,376	\$13,768	\$29,045	\$15,404	\$15,404	\$7,693	\$7,693	\$7,693	\$97,684	\$270,442
10 2027	\$47,771,754	\$15,286,961	\$5,962	\$962,330	\$44,103	\$29,443	\$25,376	\$13,768	\$29,045	\$15,404	\$15,404	\$7,693	\$7,693	\$7,693	\$97,684	\$270,442
11 2028	\$49,204,907	\$15,745,570	\$6,141	\$991,199	\$45,426	\$30,328	\$26,138	\$14,171	\$29,917	\$15,867	\$15,867	\$7,923	\$7,923	\$7,923	\$100,614	\$278,555
12 2029	\$49,204,907	\$15,745,570	\$6,141	\$991,199	\$45,426	\$30,328	\$26,138	\$14,171	\$29,917	\$15,867	\$15,867	\$7,923	\$7,923	\$7,923	\$100,614	\$278,555
13 2030	\$50,681,094	\$16,217,937	\$6,325	\$1,020,935	\$46,789	\$31,236	\$26,922	\$14,596	\$30,814	\$16,343	\$16,343	\$8,161	\$8,161	\$8,161	\$103,633	\$286,912
14 2031	\$50,681,094	\$16,217,937	\$6,325	\$1,020,935	\$46,789	\$31,236	\$26,922	\$14,596	\$30,814	\$16,343	\$16,343	\$8,161	\$8,161	\$8,161	\$103,633	\$286,912
15 2032	\$52,201,486	\$16,704,475	\$6,515	\$1,051,563	\$48,192	\$32,173	\$27,729	\$15,034	\$31,739	\$16,833	\$16,833	\$8,406	\$8,406	\$8,406	\$106,742	\$295,519
16 2033	\$52,201,486	\$16,704,475	\$6,515	\$1,051,563	\$48,192	\$32,173	\$27,729	\$15,034	\$31,739	\$16,833	\$16,833	\$8,406	\$8,406	\$8,406	\$106,742	\$295,519
17 2034	\$53,767,530	\$17,205,610	\$6,710	\$1,083,110	\$49,638	\$33,138	\$28,561	\$15,485	\$32,691	\$17,338	\$17,338	\$8,658	\$8,658	\$8,658	\$109,944	\$304,384
18 2035	\$53,767,530	\$17,205,610	\$6,710	\$1,083,110	\$49,638	\$33,138	\$28,561	\$15,485	\$32,691	\$17,338	\$17,338	\$8,658	\$8,658	\$8,658	\$109,944	\$304,384
19 2036	\$55,380,556	\$17,721,778	\$6,911	\$1,115,604	\$51,127	\$34,132	\$29,418	\$15,960	\$33,671	\$17,858	\$17,858	\$8,918	\$8,918	\$8,918	\$113,242	\$313,516
20 2037	\$55,380,556	\$17,721,778	\$6,911	\$1,115,604	\$51,127	\$34,132	\$29,418	\$15,960	\$33,671	\$17,858	\$17,858	\$8,918	\$8,918	\$8,918	\$113,242	\$313,516
21 2038	\$57,041,973	\$18,253,431	\$7,119	\$1,149,072	\$52,661	\$35,166	\$30,301	\$16,428	\$34,682	\$18,394	\$18,394	\$9,185	\$9,185	\$9,185	\$116,639	\$322,921
22 2039	\$57,041,973	\$18,253,431	\$7,119	\$1,149,072	\$52,661	\$35,166	\$30,301	\$16,428	\$34,682	\$18,394	\$18,394	\$9,185	\$9,185	\$9,185	\$116,639	\$322,921
23 2040	\$58,753,232	\$18,801,034	\$7,332	\$1,183,544	\$54,241	\$36,211	\$31,210	\$16,921	\$35,722	\$18,945	\$18,945	\$9,461	\$9,461	\$9,461	\$120,139	\$332,609
24 2041	\$58,753,232	\$18,801,034	\$7,332	\$1,183,544	\$54,241	\$36,211	\$31,210	\$16,921	\$35,722	\$18,945	\$18,945	\$9,461	\$9,461	\$9,461	\$120,139	\$332,609
25 2042	\$60,515,829	\$19,365,065	\$7,552	\$1,219,050	\$55,868	\$37,297	\$32,146	\$17,429	\$36,794	\$19,514	\$19,514	\$9,745	\$9,745	\$9,745	\$123,743	\$342,587
26 2043	\$60,515,829	\$19,365,065	\$7,552	\$1,219,050	\$55,868	\$37,297	\$32,146	\$17,429	\$36,794	\$19,514	\$19,514	\$9,745	\$9,745	\$9,745	\$123,743	\$342,587
27 2044	\$62,331,304	\$19,946,017	\$7,779	\$1,255,622	\$57,544	\$38,416	\$33,110	\$17,951	\$37,897	\$20,099	\$20,099	\$10,037	\$10,037	\$10,037	\$127,455	\$352,665
28 2045	\$62,331,304	\$19,946,017	\$7,779	\$1,255,622	\$57,544	\$38,416	\$33,110	\$17,951	\$37,897	\$20,099	\$20,099	\$10,037	\$10,037	\$10,037	\$127,455	\$352,665
29 2046	\$64,201,243	\$20,544,398	\$8,012	\$1,293,290	\$59,271	\$39,569	\$34,104	\$18,490	\$39,034	\$20,702	\$20,702	\$10,338	\$10,338	\$10,338	\$131,279	\$363,451
30 2047	\$64,201,243	\$20,544,398	\$8,012	\$1,293,290	\$59,271	\$39,569	\$34,104	\$18,490	\$39,034	\$20,702	\$20,702	\$10,338	\$10,338	\$10,338	\$131,279	\$363,451
31 2048	\$66,127,281	\$21,160,730	\$8,253	\$1,332,089	\$61,049	\$40,756	\$35,127	\$19,045	\$40,205	\$21,323	\$21,323	\$10,648	\$10,648	\$10,648	\$135,217	\$374,354
32 2049	\$66,127,281	\$21,160,730	\$8,253	\$1,332,089	\$61,049	\$40,756	\$35,127	\$19,045	\$40,205	\$21,323	\$21,323	\$10,648	\$10,648	\$10,648	\$135,217	\$374,354
TOTAL:	\$206,201	\$33,283,493	\$1,625,355	\$1,018,316	\$46,223	\$30,868	\$26,596	\$14,420	\$30,441	\$16,145	\$16,145	\$8,062	\$8,062	\$8,062	\$102,380	\$283,442
AVERAGE--32 YEARS:	\$6,249	\$1,008,691	\$6,249	\$1,008,691	\$6,249	\$6,249	\$6,249	\$6,249	\$6,249	\$6,249	\$6,249	\$6,249	\$6,249	\$6,249	\$6,249	\$6,249

## ASSUMPTIONS &amp; NOTES:

Bi-Annual Value Escalation 3.00%  
 Excludes Collection Fee Deductions  
 SEE ACCOMPANYING NARRATIVE AND CONCEPTUAL DEVELOPMENT PROGRAM FOR ADDITIONAL ASSUMPTIONS

BUILDING	ASSUMED USE TYPE	ESTIMATED YEAR COMPLETED	ESTIMATED YEAR COMPLETE	ASSUMED BUILDING (SQ. FT.)	ASSUMED LAND AREA (SQ. FT.) COVERED	% OF FLOOR TO BUILDING	ESTIMATED 2019 BUILDING MARKET VALUE (SQ. FT.)	ESTIMATED 2019 LAND MARKET VALUE (SQ. FT.)	ESTIMATED MARKET VALUE/COMPLETION YEAR (INFLATION)	ESTIMATED LAND MARKET VALUE/COMPLETION YEAR (INFLATION)	ESTIMATED TOTAL MARKET VALUE IN COMPLETION YEAR
OFFICE	OFFICE	2018	2019	55,556	38,317	33.11%	\$190	\$160	\$18.73/97%	\$163.46	\$19,857,622



TABLE B-3.1

CITY FOUNDRY ST LOUIS--BUILDING A EAST OFFICE & RETAIL--NO ABATEMENT

ESTIMATED TAX BASE		TAXING JURISDICTION															TOTAL COMMERCIAL TAX	
Abatement Year	Market Value	Assessed Value	State Blind Pension	St. Louis Board of Education	Junior College District	Metro-politan Sewer District	Sheltered Workshop	Community Mental Health	Community Children's Service	Zoo-logical Park	Art Museum	Science Center	Botanical Garden	Missouri History Museum	Public Library District	City of St. Louis	TOTAL COMMERCIAL TAX	
Year	Value	Value																
Rate	\$172,482	\$55,194	\$22	\$3,475	\$159	\$106	\$32	\$50	\$105	\$56	\$56	\$28	\$28	\$28	\$353	\$976	\$5,537	
Base:	\$172,482	\$55,194	\$22	\$3,475	\$159	\$106	\$32	\$50	\$105	\$56	\$56	\$28	\$28	\$28	\$353	\$976	\$5,537	
0 2017	\$172,482	\$55,194	\$22	\$3,475	\$159	\$106 <td>\$32</td> <td>\$50</td> <td>\$105</td> <td>\$56</td> <td>\$56</td> <td>\$28</td> <td>\$28</td> <td>\$28</td> <td>\$353</td> <td>\$976</td> <td>\$5,537</td>	\$32	\$50	\$105	\$56	\$56	\$28	\$28	\$28	\$353	\$976	\$5,537	
1 2018	\$3,583,015	\$1,146,565	\$447	\$72,177	\$3,308	\$2,208	\$1,503	\$1,032	\$2,178	\$1,155	\$1,155	\$577	\$577	\$577	\$7,327	\$20,284	\$114,906	
2 2019	\$10,857,622	\$3,474,439	\$1,355	\$218,719	\$10,024	\$6,692	\$5,768	\$3,127	\$6,601	\$3,501	\$3,501	\$1,748	\$1,748	\$1,748	\$22,202	\$61,466	\$348,207	
3 2020	\$11,183,351	\$3,578,672	\$1,396	\$225,281	\$10,324	\$6,893	\$5,941	\$3,221	\$6,799	\$3,606	\$3,606	\$1,801	\$1,801	\$1,801	\$22,868	\$63,310	\$358,647	
4 2021	\$11,183,351	\$3,578,672	\$1,396	\$225,281	\$10,324	\$6,893	\$5,941	\$3,221	\$6,799	\$3,606	\$3,606	\$1,801	\$1,801	\$1,801	\$22,868	\$63,310	\$358,647	
5 2022	\$11,518,852	\$3,686,033	\$1,438	\$232,039	\$10,634	\$7,089	\$6,119	\$3,317	\$7,003	\$3,714	\$3,714	\$1,855	\$1,855	\$1,855	\$23,554	\$65,210	\$368,407	
6 2023	\$11,518,852	\$3,686,033	\$1,438	\$232,039	\$10,634	\$7,089	\$6,119	\$3,317	\$7,003	\$3,714	\$3,714	\$1,855	\$1,855	\$1,855	\$23,554	\$65,210	\$368,407	
7 2024	\$11,864,417	\$3,796,614	\$1,481	\$239,001	\$10,953	\$7,312	\$6,302	\$3,417	\$7,214	\$3,826	\$3,826	\$1,910	\$1,910	\$1,910	\$24,260	\$67,166	\$380,489	
8 2025	\$11,864,417	\$3,796,614	\$1,481	\$239,001	\$10,953	\$7,312	\$6,302	\$3,417	\$7,214	\$3,826	\$3,826	\$1,910	\$1,910	\$1,910	\$24,260	\$67,166	\$380,489	
9 2026	\$12,220,350	\$3,910,512	\$1,525	\$246,171	\$11,282	\$7,532	\$6,491	\$3,519	\$7,430	\$3,941	\$3,941	\$1,968	\$1,968	\$1,968	\$24,988	\$69,181	\$391,904	
10 2027	\$12,220,350	\$3,910,512	\$1,525	\$246,171	\$11,282	\$7,532	\$6,491	\$3,519	\$7,430	\$3,941	\$3,941	\$1,968	\$1,968	\$1,968	\$24,988	\$69,181	\$391,904	
11 2028	\$12,568,960	\$4,027,827	\$1,571	\$253,566	\$11,620	\$7,768	\$6,686	\$3,625	\$7,653	\$4,059	\$4,059	\$2,027	\$2,027	\$2,027	\$25,738	\$71,256	\$403,661	
12 2029	\$12,568,960	\$4,027,827	\$1,571	\$253,566	\$11,620	\$7,768	\$6,686	\$3,625	\$7,653	\$4,059	\$4,059	\$2,027	\$2,027	\$2,027	\$25,738	\$71,256	\$403,661	
13 2030	\$12,964,569	\$4,146,662	\$1,618	\$261,162	\$11,969	\$7,990	\$6,887	\$3,734	\$7,882	\$4,181	\$4,181	\$2,088	\$2,088	\$2,088	\$26,510	\$73,394	\$415,771	
14 2031	\$12,964,569	\$4,146,662	\$1,618	\$261,162	\$11,969	\$7,990	\$6,887	\$3,734	\$7,882	\$4,181	\$4,181	\$2,088	\$2,088	\$2,088	\$26,510	\$73,394	\$415,771	
15 2032	\$13,353,506	\$4,273,122	\$1,667	\$268,997	\$12,328	\$8,230	\$7,093	\$3,846	\$8,119	\$4,306	\$4,306	\$2,150	\$2,150	\$2,150	\$27,305	\$75,596	\$428,244	
16 2033	\$13,353,506	\$4,273,122	\$1,667	\$268,997	\$12,328	\$8,230	\$7,093	\$3,846	\$8,119	\$4,306	\$4,306	\$2,150	\$2,150	\$2,150	\$27,305	\$75,596	\$428,244	
17 2034	\$13,754,111	\$4,401,316	\$1,717	\$277,067	\$12,698	\$8,477	\$7,306	\$3,961	\$8,362	\$4,435	\$4,435	\$2,215	\$2,215	\$2,215	\$28,124	\$77,864	\$441,091	
18 2035	\$13,754,111	\$4,401,316	\$1,717	\$277,067	\$12,698	\$8,477	\$7,306	\$3,961	\$8,362	\$4,435	\$4,435	\$2,215	\$2,215	\$2,215	\$28,124	\$77,864	\$441,091	
19 2036	\$14,166,735	\$4,533,355	\$1,768	\$285,379	\$13,079	\$8,731	\$7,525	\$4,080	\$8,613	\$4,568	\$4,568	\$2,281	\$2,281	\$2,281	\$28,968	\$80,200	\$454,324	
20 2037	\$14,166,735	\$4,533,355	\$1,768	\$285,379	\$13,079	\$8,731	\$7,525	\$4,080	\$8,613	\$4,568	\$4,568	\$2,281	\$2,281	\$2,281	\$28,968	\$80,200	\$454,324	
21 2038	\$14,591,737	\$4,669,356	\$1,821	\$293,941	\$13,471	\$9,093	\$7,751	\$4,202	\$8,872	\$4,705	\$4,705	\$2,350	\$2,350	\$2,350	\$29,837	\$82,606	\$467,553	
22 2039	\$14,591,737	\$4,669,356	\$1,821	\$293,941	\$13,471	\$9,093	\$7,751	\$4,202	\$8,872	\$4,705	\$4,705	\$2,350	\$2,350	\$2,350	\$29,837	\$82,606	\$467,553	
23 2040	\$15,029,489	\$4,809,436	\$1,876	\$302,759	\$13,875	\$9,263	\$7,984	\$4,328	\$9,138	\$4,846	\$4,846	\$2,420	\$2,420	\$2,420	\$30,732	\$85,084	\$481,992	
24 2041	\$15,029,489	\$4,809,436	\$1,876	\$302,759	\$13,875	\$9,263	\$7,984	\$4,328	\$9,138	\$4,846	\$4,846	\$2,420	\$2,420	\$2,420	\$30,732	\$85,084	\$481,992	
25 2042	\$15,460,373	\$4,953,720	\$1,932	\$311,842	\$14,291	\$9,541	\$8,223	\$4,458	\$9,412	\$4,992	\$4,992	\$2,493	\$2,493	\$2,493	\$31,654	\$87,636	\$496,452	
26 2043	\$15,460,373	\$4,953,720	\$1,932	\$311,842	\$14,291	\$9,541	\$8,223	\$4,458	\$9,412	\$4,992	\$4,992	\$2,493	\$2,493	\$2,493	\$31,654	\$87,636	\$496,452	
27 2044	\$15,944,785	\$5,102,331	\$1,980	\$321,197	\$14,720	\$9,827	\$8,470	\$4,592	\$9,694	\$5,142	\$5,142	\$2,568	\$2,568	\$2,568	\$32,604	\$90,285	\$511,245	
28 2045	\$15,944,785	\$5,102,331	\$1,980	\$321,197	\$14,720	\$9,827	\$8,470	\$4,592	\$9,694	\$5,142	\$5,142	\$2,568	\$2,568	\$2,568	\$32,604	\$90,285	\$511,245	
29 2046	\$16,423,128	\$5,255,401	\$2,050	\$330,833	\$15,162	\$10,122	\$8,724	\$4,730	\$9,985	\$5,296	\$5,296	\$2,645	\$2,645	\$2,645	\$33,582	\$92,973	\$526,688	
30 2047	\$16,423,128	\$5,255,401	\$2,050	\$330,833	\$15,162	\$10,122	\$8,724	\$4,730	\$9,985	\$5,296	\$5,296	\$2,645	\$2,645	\$2,645	\$33,582	\$92,973	\$526,688	
31 2048	\$16,915,822	\$5,413,063	\$2,111	\$340,758	\$15,617	\$10,428	\$8,986	\$4,872	\$10,285	\$5,455	\$5,455	\$2,724	\$2,724	\$2,724	\$34,589	\$95,762	\$542,486	
32 2049	\$16,915,822	\$5,413,063	\$2,111	\$340,758	\$15,617	\$10,428	\$8,986	\$4,872	\$10,285	\$5,455	\$5,455	\$2,724	\$2,724	\$2,724	\$34,589	\$95,762	\$542,486	
TOTALS:			\$53,740	\$8,674,335	\$397,539	\$265,393	\$328,740	\$124,016	\$261,851	\$133,854	\$138,854	\$59,340	\$59,340	\$59,340	\$373,509	\$950,510	\$5,537,732	
AVERAGES--32 YEARS:			\$1,628	\$262,859	\$12,047	\$8,042	\$6,932	\$3,758	\$7,934	\$4,208	\$4,208	\$2,101	\$2,101	\$2,101	\$26,682	\$73,871	\$418,471	

ASSUMPTIONS & NOTES:  
 3.00%  
 Bi-annual Value Escalation  
 Excludes Correction Fee Deductions  
 SEE ACCOMPANYING NARRATIVE AND CONCEPTUAL DEVELOPMENT PROGRAM FOR ADDITIONAL ASSUMPTIONS

BUILDING	ASSUMED USE TYPE	ESTIMATED YEAR COMPLETED	ESTIMATED BUILDING COMPLETION	ASSUMED AREA (SQ. FT.)	ASSUMED LAND AREA (SQ. FT.)	% OF BASE ATTRIBUT. BUILDING	ESTIMATED 2018 MARKET VALUE (SQ. FT.)	ESTIMATED 2018 MARKET VALUE (SQ. FT.)	ESTIMATED 2018 MARKET VALUE (SQ. FT.)	ESTIMATED 2018 MARKET VALUE (SQ. FT.)	ESTIMATED 2018 MARKET VALUE (SQ. FT.)	ESTIMATED 2018 MARKET VALUE (SQ. FT.)	ESTIMATED 2018 MARKET VALUE (SQ. FT.)	ESTIMATED 2018 MARKET VALUE (SQ. FT.)	ESTIMATED 2018 MARKET VALUE (SQ. FT.)	ESTIMATED 2018 MARKET VALUE (SQ. FT.)	ESTIMATED 2018 MARKET VALUE (SQ. FT.)
OFFICE		2018	2018	55,566	38,313	33.31%	\$180	\$360	\$10,733,255	\$143,246	\$10,857,622						

**ESTIMATED TAX BASE**

**ASSUMPTIONS & NOTES:**

Bi-Annual Value Escalation:	3.00%
Excludes Collection Fee Deductions	

SEE ACCOMPANYING NARRATIVE AND CONCEPTUAL DEVELOPMENT PROGRAM FOR ADDITIONAL ASSUMPTIONS

BUILDING	OFFICE/RETAIL	ASSUMED USE TYPE	ESTIMATED YEAR COMMENCED	ESTIMATED BUILDING COMPLETE	ASSUMED BUILT AREA (SQ FT)	ASSUMED LAND ATTRIBUTED TO COVERAGES) (SQ FT)	% OF BASE BUILDING	ESTIMATED MARKET VALUE \$0 FT.	ESTIMATED MARKET VALUE \$0 FT.)	ESTIMATED COST PER SQ. FT.)	ESTIMATED TOTAL INFLATION	ESTIMATED NET PRESENT WORTH (\$ MILION)
			2018	2019	160,000	39,313	33.31%	\$157	\$3.69	\$16,950,500	\$13,848	\$17,094,148



TABLE B-3.3

Abatement Year		ESTIMATED TAX BASE																TAXING JURISDICTION																TOTAL COMMERCIAL TAX	
Year	Market Value	Assessed Value	State Blind Pension	St. Louis Board of Education	Junior College District	Metropolitan Sewer District	Sheltered Workshop	Community Mental Health	Community Children's Service	Zoo-logical Park	Art Museum	Science Center	Botanical Garden	Missouri History Museum	Public Library District	City of St. Louis	TOTAL COMMERCIAL TAX																		
Base:	\$172,866	\$55,317	\$0.00389	\$3,482	\$0.2865	\$0.1926	\$0.1660	\$0.0980	\$0.1900	\$0.1008	\$0.1008	\$0.0503	\$0.0503	\$0.0503	\$0.353	\$0.930	\$17,781	\$5,544	\$5,544																
0 2017	\$172,866	\$55,317	\$22	\$3,482	\$160	\$107	\$92	\$50	\$105	\$56	\$56	\$28	\$28	\$28	\$353	\$579	\$7,979	\$5,544	\$5,544																
0 2018	\$172,866	\$55,317	\$22	\$3,482	\$160	\$107	\$92	\$50	\$105	\$56	\$56	\$28	\$28	\$28	\$353	\$579	\$7,979	\$5,544	\$5,544																
0 2019	\$5,095,340	\$1,630,509	\$636	\$102,642	\$4,704	\$3,140	\$2,707	\$1,467	\$3,098	\$1,643	\$1,643	\$920	\$920	\$920	\$10,419	\$28,845	\$163,406	\$163,406	\$163,406																
1 2020	\$15,440,424	\$4,940,936	\$1,927	\$311,037	\$14,255	\$9,516	\$8,202	\$4,447	\$9,388	\$4,979	\$4,979	\$2,486	\$2,486	\$2,486	\$31,573	\$87,410	\$485,171	\$485,171	\$485,171																
2 2021	\$15,440,424	\$4,940,936	\$1,927	\$311,037	\$14,255	\$9,516	\$8,202	\$4,447	\$9,388	\$4,979	\$4,979	\$2,486	\$2,486	\$2,486	\$31,573	\$87,410	\$485,171	\$485,171	\$485,171																
3 2022	\$15,903,636	\$5,089,164	\$1,985	\$320,368	\$14,882	\$9,802	\$8,448	\$4,580	\$9,669	\$5,128	\$5,128	\$2,561	\$2,561	\$2,561	\$32,520	\$90,032	\$510,026	\$510,026	\$510,026																
4 2023	\$15,903,636	\$5,089,164	\$1,985	\$320,368	\$14,882	\$9,802	\$8,448	\$4,580	\$9,669	\$5,128	\$5,128	\$2,561	\$2,561	\$2,561	\$32,520	\$90,032	\$510,026	\$510,026	\$510,026																
5 2024	\$16,380,745	\$5,241,839	\$2,044	\$329,979	\$15,123	\$10,096	\$8,701	\$4,718	\$9,959	\$5,282	\$5,282	\$2,638	\$2,638	\$2,638	\$33,495	\$92,733	\$525,327	\$525,327	\$525,327																
6 2025	\$16,380,745	\$5,241,839	\$2,044	\$329,979	\$15,123	\$10,096	\$8,701	\$4,718	\$9,959	\$5,282	\$5,282	\$2,638	\$2,638	\$2,638	\$33,495	\$92,733	\$525,327	\$525,327	\$525,327																
7 2026	\$16,872,168	\$5,399,094	\$2,106	\$338,878	\$15,576	\$10,399	\$8,962	\$4,859	\$10,258	\$5,441	\$5,441	\$2,717	\$2,717	\$2,717	\$34,500	\$96,515	\$541,086	\$541,086	\$541,086																
8 2027	\$16,872,168	\$5,399,094	\$2,106	\$338,878	\$15,576	\$10,399	\$8,962	\$4,859	\$10,258	\$5,441	\$5,441	\$2,717	\$2,717	\$2,717	\$34,500	\$96,515	\$541,086	\$541,086	\$541,086																
9 2028	\$17,376,333	\$5,561,066	\$2,169	\$350,075	\$16,044	\$10,711	\$9,231	\$5,005	\$10,566	\$5,604	\$5,604	\$2,798	\$2,798	\$2,798	\$35,535	\$98,381	\$557,319	\$557,319	\$557,319																
10 2029	\$17,376,333	\$5,561,066	\$2,169	\$350,075	\$16,044	\$10,711	\$9,231	\$5,005	\$10,566	\$5,604	\$5,604	\$2,798	\$2,798	\$2,798	\$35,535	\$98,381	\$557,319	\$557,319	\$557,319																
11 2030	\$17,899,683	\$5,727,898	\$2,234	\$360,577	\$16,525	\$11,032	\$9,508	\$5,155	\$10,883	\$5,772	\$5,772	\$2,882	\$2,882	\$2,882	\$36,601	\$101,332	\$574,039	\$574,039	\$574,039																
12 2031	\$17,899,683	\$5,727,898	\$2,234	\$360,577	\$16,525	\$11,032	\$9,508	\$5,155	\$10,883	\$5,772	\$5,772	\$2,882	\$2,882	\$2,882	\$36,601	\$101,332	\$574,039	\$574,039	\$574,039																
13 2032	\$18,436,673	\$5,899,735	\$2,301	\$371,394	\$17,021	\$11,363	\$9,794	\$5,310	\$11,209	\$5,945	\$5,945	\$2,969	\$2,969	\$2,969	\$37,699	\$104,372	\$591,280	\$591,280	\$591,280																
14 2033	\$18,436,673	\$5,899,735	\$2,301	\$371,394	\$17,021	\$11,363	\$9,794	\$5,310	\$11,209	\$5,945	\$5,945	\$2,969	\$2,969	\$2,969	\$37,699	\$104,372	\$591,280	\$591,280	\$591,280																
15 2034	\$18,989,773	\$6,076,728	\$2,370	\$382,536	\$17,531	\$11,704	\$10,087	\$5,469	\$11,546	\$6,123	\$6,123	\$3,058	\$3,058	\$3,058	\$38,830	\$107,503	\$608,997	\$608,997	\$608,997																
16 2035	\$18,989,773	\$6,076,728	\$2,370	\$382,536	\$17,531	\$11,704	\$10,087	\$5,469	\$11,546	\$6,123	\$6,123	\$3,058	\$3,058	\$3,058	\$38,830	\$107,503	\$608,997	\$608,997	\$608,997																
17 2036	\$19,559,467	\$6,259,029	\$2,441	\$394,072	\$18,057	\$12,055	\$10,390	\$5,633	\$11,892	\$6,307	\$6,307	\$3,150	\$3,150	\$3,150	\$39,995	\$110,728	\$622,287	\$622,287	\$622,287																
18 2037	\$19,559,467	\$6,259,029	\$2,441	\$394,072	\$18,057	\$12,055	\$10,390	\$5,633	\$11,892	\$6,307	\$6,307	\$3,150	\$3,150	\$3,150	\$39,995	\$110,728	\$622,287	\$622,287	\$622,287																
19 2038	\$20,146,251	\$6,446,800	\$2,514	\$405,833	\$18,599	\$12,417	\$10,702	\$5,802	\$12,249	\$6,496	\$6,496	\$3,244	\$3,244	\$3,244	\$41,195	\$114,050	\$646,085	\$646,085	\$646,085																
20 2039	\$20,146,251	\$6,446,800	\$2,514	\$405,833	\$18,599	\$12,417	\$10,702	\$5,802	\$12,249	\$6,496	\$6,496	\$3,244	\$3,244	\$3,244	\$41,195	\$114,050	\$646,085	\$646,085	\$646,085																
21 2040	\$20,750,636	\$6,640,204	\$2,580	\$418,607	\$19,157	\$12,789	\$11,023	\$5,976	\$12,616	\$6,691	\$6,691	\$3,341	\$3,341	\$3,341	\$42,431	\$117,472	\$666,468	\$666,468	\$666,468																
22 2041	\$20,750,636	\$6,640,204	\$2,580	\$418,607	\$19,157	\$12,789	\$11,023	\$5,976	\$12,616	\$6,691	\$6,691	\$3,341	\$3,341	\$3,341	\$42,431	\$117,472	\$666,468	\$666,468	\$666,468																
23 2042	\$21,373,157	\$6,839,410	\$2,657	\$430,548	\$19,732	\$13,173	\$11,353	\$6,155	\$12,995	\$6,892	\$6,892	\$3,442	\$3,442	\$3,442	\$43,704	\$120,596	\$686,432	\$686,432	\$686,432																
24 2043	\$21,373,157	\$6,839,410	\$2,657	\$430,548	\$19,732	\$13,173	\$11,353	\$6,155	\$12,995	\$6,892	\$6,892	\$3,442	\$3,442	\$3,442	\$43,704	\$120,596	\$686,432	\$686,432	\$686,432																
25 2044	\$22,014,352	\$7,044,593	\$2,747	\$443,464	\$20,324	\$13,568	\$11,694	\$6,340	\$13,385	\$7,099	\$7,099	\$3,545	\$3,545	\$3,545	\$45,015	\$124,626	\$705,995	\$705,995	\$705,995																
26 2045	\$22,014,352	\$7,044,593	\$2,747	\$443,464	\$20,324	\$13,568	\$11,694	\$6,340	\$13,385	\$7,099	\$7,099	\$3,545	\$3,545	\$3,545	\$45,015	\$124,626	\$705,995	\$705,995	\$705,995																
27 2046	\$22,674,783	\$7,255,930	\$2,830	\$456,768	\$20,933	\$13,975	\$12,045	\$6,530	\$13,766	\$7,312	\$7,312	\$3,651	\$3,651	\$3,651	\$46,365	\$128,565	\$727,175	\$727,175	\$727,175																
28 2047	\$22,674,783	\$7,255,930	\$2,830	\$456,768	\$20,933	\$13,975	\$12,045	\$6,530	\$13,766	\$7,312	\$7,312	\$3,651	\$3,651	\$3,651	\$46,365	\$128,565	\$727,175	\$727,175	\$727,175																
29 2048	\$23,355,026	\$7,473,608	\$2,915	\$470,471	\$21,561	\$14,394	\$12,406	\$6,726	\$14,200	\$7,531	\$7,531	\$3,761	\$3,761	\$3,761	\$47,756	\$132,216	\$746,990	\$746,990	\$746,990																
30 2049	\$23,355,026	\$7,473,608	\$2,915	\$470,471	\$21,561	\$14,394	\$12,406	\$6,726	\$14,200	\$7,531	\$7,531	\$3,761	\$3,761	\$3,761	\$47,756	\$132,216	\$746,990	\$746,990	\$746,990																
TOTALS--33 YEARS:	\$72,358	\$11,576,501	\$535,233	\$357,337	\$307,985	\$166,980	\$332,613	\$186,959	\$166,959	\$83,362	\$83,362	\$2,829	\$2,829	\$2,829	\$3,526	\$3,526	\$3,526	\$563,448	\$563,448																
AVERAGES--33 YEARS:	\$2,193	\$353,924	\$16,220	\$10,828	\$9,333	\$5,060	\$10,682	\$5,685	\$5,685	\$2,829	\$2,829	\$2,829	\$2,829	\$2,829	\$3,526	\$3,526	\$3,526	\$563,448	\$563,448																

ASSUMPTIONS & NOTES:  
 Building Value Escalation: 3.00%  
 State Blind Pension: 3.00%  
 See Accompanying Narrative and Conceptual Development Program for Additional Assumptions

BUILDING TYPE	ASSUMED USE	ESTIMATED YEAR COMPLETED	ASSUMED BUILDING AREA (SQ. FT.)	ASSUMED LAND AREA (ACRES)	% OF BASE BUILDING	ESTIMATED 2016 BUILDING VALUE (SQ. FT.)	ESTIMATED 2016 LAND VALUE (SQ. FT.)	ESTIMATED BUILDING COMPLETION VALUE (15% YEAR INFLATION)	ESTIMATED BUILDING COMPLETION VALUE (15% YEAR INFLATION)	ESTIMATED TOTAL MARKET VALUE (15% YEAR INFLATION)
0	RETAIL	2018	52,960	39,400	33.38%	\$234	\$600	\$10,200/19	\$229,946	\$115,440/24

## 3/31/16

### ASSUMPTIONS:

ASSESSMENT RATE-COMMERCIAL:  
ASSESSMENT RATE-RESIDENTIAL:  
THE REAL PROPERTY TAX RATE-COMMERCIAL:  
THE REAL PROPERTY TAX RATE-RESIDENTIAL:  
FULL REAL PROPERTY TAX RATE-COMMERCIAL:  
FULL REAL PROPERTY TAX RATE-RESIDENTIAL:  
BI-ANNUAL MARKET VALUE ESCALATION:  
PILOT'S COLLECTION FEE:  
PILOT'S COVERAGE RATIO:

32%
10%
7.8453%
7.2603%
8.6753%
7.2903%
3.00%
1.50%
125%

TIF SALES TAX RATE  
 TIF SALES TAX RATE  
 CID SALES TAX RATE  
 TOD SALES TAX RATE  
 ANNUAL SALES ESCALATION  
 COMBINED DISCOUNT  
 EMPLOYEE COVERAGE RATIO  
 COMMERCIAL UTILITY TAX  
 PAYROLL/EARNINGS TAX

3.1000	NON:
1.9863	COLLECTION FEE:
1.0000	
1.0000	
1.0000	
1.007	
3.007	
125%	
10%	
1.5%	

2018 SALES AS % OF STABILIZED:	%
2018 SALES AS % OF STABILIZED:	%
% OF EAT'S AVAILABLE IN 2018:	%
2017 ESTIMATED EAV-FULL COM. SITE	%
2018 EAV AS % OF STABILIZED:	%

60%  
80%  
40%  
\$3,516,000  
90.00%



**CITY FOUNDRY ST LOUIS--BUILDING A EAST OFFICE & RETAIL ECONOMIC ACTIVITY TAXES**

[illegible]

3/31/16

[illegible]

JOHN S. WOODS												
SALES												
DETAILS MARKET REPRESENTATIVE NO. PT.	SUEL. REPT. MONTH OPEN	EE. REPRESENTATIVE NO. PT.	UTILITY REPRESENTATIVE NO. PT.	SUEL. REPT. MONTH OPEN			JOHN S. WOODS NO. PT.	JAN. WOODS REPT. MONTH OPEN	SUEL. REPT. MONTH OPEN			
				1	2	3A			1	2	3A	
												% OF ESTABLISHED PER YEAR
East New Eng Office	\$40	0%	4	2.0%	\$2.00	1.00%	4.00	\$80,000	2.00%	60%	92%	
1981 New Eng Region	\$441	0%	2.0%	\$3.00	1.00%	50%	2.81	\$28,000	2.00%	60%	97%	

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	24
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City Metro Parks (Arch)	0.1887%
Bi-State	0.5000%
Derogation	0.6660%
Missouri State Sales Tax	4.2250%

CITY FOUNDRY ST LOUIS-BUILDING B WEST OFFICE ECONOMIC ACTIVITY TAXES

TAX BASES										TIF				Non TIF					
										EATS				TDCID					
										TOTAL				TIF, TDC, CID					
										REVENUE WITH 1.25 COVERAGE, 6.5%				PRESENT					
										City Metro (6.10%)				Bi-State (0.250%)					
										Dissegrant Tax (4.25%)				Miscort					
										Total Non TIF				Total Taxes					
TIF Year	Year	Retail Sales	Utility	Wages	Restaurant	Gross Sales	Retail Sales Tax EATS (65% of 3.1000% net of 2% collection fee)	Payroll & Earnings Tax EATS (65% of 2% collection fee)	Gross Receipt Tax EATS (50% of 2% collection fee)	CID & TOD TIF EATS (50% of 2.000%)	TOD Sales	TIF, TDC, CID REVENUE WITH 1.25 COVERAGE, 6.5%	City Metro (6.10%)	Bi-State (0.250%)	Dissegrant Tax (4.25%)	Miscort	Total Non TIF		
0	2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1	2019	\$0	\$175,000	\$0	\$0	\$0	\$5,975	\$17,442	\$0	\$0	\$0	\$4,094	\$0	\$0	\$0	\$0	\$0	\$0	
2	2019	\$0	\$175,000	\$0	\$0	\$0	\$5,975	\$17,442	\$0	\$0	\$0	\$4,094	\$0	\$0	\$0	\$0	\$0	\$0	
3	2020	\$0	\$187,668	\$20,614,409	\$0	\$0	\$9,497	\$15,960	\$0	\$0	\$0	\$128,928	\$0	\$0	\$0	\$0	\$0	\$0	
4	2022	\$0	\$188,575	\$21,086,325	\$0	\$0	\$9,289	\$15,909	\$0	\$0	\$0	\$131,431	\$0	\$0	\$0	\$0	\$0	\$0	
5	2023	\$0	\$191,471	\$21,510,092	\$0	\$0	\$9,282	\$15,909	\$0	\$0	\$0	\$133,895	\$0	\$0	\$0	\$0	\$0	\$0	
6	2024	\$0	\$193,386	\$21,940,294	\$0	\$0	\$9,476	\$16,1261	\$0	\$0	\$0	\$136,246	\$0	\$0	\$0	\$0	\$0	\$0	
7	2025	\$0	\$195,370	\$22,317,100	\$0	\$0	\$9,571	\$16,446	\$0	\$0	\$0	\$139,246	\$0	\$0	\$0	\$0	\$0	\$0	
8	2026	\$0	\$197,273	\$22,825,692	\$0	\$0	\$9,666	\$16,776	\$0	\$0	\$0	\$141,994	\$0	\$0	\$0	\$0	\$0	\$0	
9	2027	\$0	\$199,246	\$23,288,215	\$0	\$0	\$9,761	\$17,132	\$0	\$0	\$0	\$144,716	\$0	\$0	\$0	\$0	\$0	\$0	
10	2028	\$0	\$201,256	\$23,748,860	\$0	\$0	\$9,861	\$17,504	\$0	\$0	\$0	\$147,532	\$0	\$0	\$0	\$0	\$0	\$0	
11	2029	\$0	\$203,283	\$24,189,334	\$0	\$0	\$9,961	\$17,886	\$0	\$0	\$0	\$150,347	\$0	\$0	\$0	\$0	\$0	\$0	
12	2030	\$0	\$205,283	\$24,708,334	\$0	\$0	\$10,059	\$18,268	\$0	\$0	\$0	\$153,132	\$0	\$0	\$0	\$0	\$0	\$0	
13	2031	\$0	\$207,356	\$25,202,591	\$0	\$0	\$10,159	\$18,628	\$0	\$0	\$0	\$155,313	\$0	\$0	\$0	\$0	\$0	\$0	
14	2032	\$0	\$209,409	\$25,705,551	\$0	\$0	\$10,261	\$18,943	\$0	\$0	\$0	\$157,368	\$0	\$0	\$0	\$0	\$0	\$0	
15	2033	\$0	\$211,503	\$26,220,082	\$0	\$0	\$10,364	\$19,272	\$0	\$0	\$0	\$159,313	\$0	\$0	\$0	\$0	\$0	\$0	
16	2034	\$0	\$213,618	\$26,745,096	\$0	\$0	\$10,467	\$19,616	\$0	\$0	\$0	\$161,635	\$0	\$0	\$0	\$0	\$0	\$0	
17	2035	\$0	\$215,754	\$27,279,589	\$0	\$0	\$10,572	\$20,000	\$0	\$0	\$0	\$163,857	\$0	\$0	\$0	\$0	\$0	\$0	
18	2036	\$0	\$217,912	\$27,825,597	\$0	\$0	\$10,678	\$20,419	\$0	\$0	\$0	\$166,154	\$0	\$0	\$0	\$0	\$0	\$0	
19	2037	\$0	\$220,081	\$28,382,709	\$0	\$0	\$10,784	\$20,860	\$0	\$0	\$0	\$168,532	\$0	\$0	\$0	\$0	\$0	\$0	
20	2038	\$0	\$222,269	\$28,949,934	\$0	\$0	\$10,891	\$21,323	\$0	\$0	\$0	\$170,934	\$0	\$0	\$0	\$0	\$0	\$0	
21	2039	\$0	\$224,415	\$29,528,447	\$0	\$0	\$11,001	\$21,806	\$0	\$0	\$0	\$183,430	\$0	\$0	\$0	\$0	\$0	\$0	
22	2040	\$0	\$226,528	\$30,119,522	\$0	\$0	\$11,111	\$22,317	\$0	\$0	\$0	\$185,991	\$0	\$0	\$0	\$0	\$0	\$0	
23	2041	\$0	\$228,608	\$30,721,708	\$0	\$0	\$11,222	\$22,855	\$0	\$0	\$0	\$188,622	\$0	\$0	\$0	\$0	\$0	\$0	
MPY Rate:										With 1.25 Coverage	5.5%	\$0	\$71,253,692	\$7,283,273	\$0	\$0	\$0	\$1,925,732	
										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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ORDINANCE NUMBER 70750

CITY FOUNDRY ST LOUIS-BUILDING C RETAIL & ENTERTAINMENT ECONOMIC ACTIVITY TAXES

3/31/16

TIF Year	TAX BASES										TIF										Non TIF									
	TAX BASES										TIF										Non TIF									
	TAX BASES										TIF										Non TIF									
Year	Real Estate	Utility	Wages	Resident	Gross Sales	Remittals	Land Eats	Unimproved	Payroll &	Restaurant	GDP	TOT	TIF, TDR, OID	CHY Metro	Bi-State	Disregard	Massort	Total Non TIF												
0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0												
1	\$6,995,434	\$61,534	\$2,089,714	\$1,381,710	\$44,132	\$5,015	\$15,359	\$2,279	\$10,677	\$54,839	\$221,800	\$10,520	\$12,187	\$0	\$0	\$0	\$0	\$0												
2	\$12,176,587	\$102,986	\$3,398,348	\$2,038,360	\$163,071	\$8,497	\$27,652	\$27,268	\$28,666	\$179,328	\$447,180	\$22,682	\$26,919	\$0	\$0	\$0	\$0	\$0												
3	\$15,059,085	\$162,306	\$4,086,416	\$2,745,334	\$226,215	\$12,966	\$34,446	\$27,509	\$34,446	\$217,578	\$528,976	\$28,577	\$34,517	\$0	\$0	\$0	\$0	\$0												
4	\$16,667,422	\$163,331	\$4,873,810	\$3,886,635	\$236,560	\$16,116	\$43,832	\$30,640	\$30,640	\$153,541	\$615,022	\$30,455	\$37,332	\$0	\$0	\$0	\$0	\$0												
5	\$18,980,622	\$167,827	\$4,973,306	\$3,974,688	\$240,272	\$8,197	\$38,542	\$38,213	\$31,324	\$156,612	\$629,258	\$30,044	\$37,904	\$0	\$0	\$0	\$0	\$0												
6	\$18,300,338	\$168,960	\$5,072,929	\$3,924,660	\$245,077	\$8,279	\$37,285	\$39,397	\$31,629	\$159,744	\$639,371	\$30,445	\$38,140	\$10,561	\$68,694	\$909,401	\$59,041	\$909,401												
7	\$20,565,447	\$170,650	\$5,174,348	\$4,135,441	\$248,919	\$8,362	\$39,071	\$33,383	\$32,678	\$162,939	\$652,466	\$31,258	\$38,132	\$11,732	\$702,467	\$927,589	\$73,589	\$927,589												
8	\$20,675,976	\$172,356	\$5,277,733	\$4,217,844	\$254,918	\$8,445	\$39,091	\$33,061	\$32,396	\$166,198	\$655,448	\$31,883	\$38,745	\$11,942	\$716,517	\$936,141	\$75,141	\$936,141												
9	\$21,298,155	\$174,080	\$5,383,288	\$4,302,400	\$260,078	\$8,530	\$39,567	\$33,647	\$33,044	\$169,622	\$668,689	\$32,367	\$39,281	\$12,206	\$720,847	\$950,954	\$76,954	\$950,954												
10	\$21,694,118	\$175,821	\$5,490,534	\$4,388,244	\$265,219	\$8,615	\$40,159	\$33,254	\$33,626	\$172,912	\$682,195	\$32,911	\$39,827	\$12,507	\$725,891	\$964,491	\$78,491	\$964,491												
11	\$22,129,180	\$177,593	\$5,597,788	\$4,476,030	\$270,359	\$8,702	\$40,768	\$33,867	\$33,976	\$176,038	\$695,726	\$33,464	\$40,381	\$12,812	\$730,933	\$978,026	\$79,926	\$978,026												
12	\$22,602,738	\$179,393	\$5,705,038	\$4,563,816	\$275,501	\$8,788	\$41,380	\$34,078	\$34,189	\$179,088	\$708,257	\$33,997	\$40,994	\$13,117	\$736,000	\$991,561	\$81,061	\$991,561												
13	\$23,112,400	\$181,146	\$5,827,044	\$4,656,600	\$280,641	\$8,876	\$41,829	\$34,278	\$34,278	\$182,096	\$721,320	\$34,511	\$41,602	\$13,422	\$741,120	\$1,004,590	\$82,590	\$1,004,590												
14	\$23,659,951	\$182,960	\$5,943,965	\$4,749,977	\$285,781	\$8,965	\$42,685	\$34,472	\$34,472	\$184,166	\$734,350	\$34,905	\$42,207	\$13,727	\$746,886	\$1,018,529	\$84,029	\$1,018,529												
15	\$24,240,332	\$184,789	\$6,062,437	\$4,844,976	\$292,880	\$9,055	\$43,591	\$34,671	\$34,671	\$186,182	\$747,377	\$35,395	\$43,001	\$14,030	\$752,406	\$1,032,468	\$85,468	\$1,032,468												
16	\$24,860,524	\$186,637	\$6,183,706	\$4,940,713	\$304,723	\$9,145	\$44,500	\$34,873	\$34,873	\$188,197	\$760,401	\$35,886	\$43,794	\$14,335	\$757,934	\$1,046,405	\$86,935	\$1,046,405												
17	\$25,519,800	\$188,504	\$6,307,300	\$5,040,713	\$316,723	\$9,237	\$45,393	\$35,069	\$35,069	\$190,219	\$773,434	\$36,374	\$44,586	\$14,639	\$763,473	\$1,060,342	\$88,382	\$1,060,342												
18	\$26,212,687	\$190,396	\$6,432,457	\$5,141,128	\$328,017	\$9,329	\$46,282	\$35,266	\$35,266	\$192,248	\$786,463	\$36,861	\$45,379	\$14,942	\$769,015	\$1,074,279	\$89,827	\$1,074,279												
19	\$26,947,085	\$192,293	\$6,563,457	\$5,241,938	\$339,033	\$9,422	\$47,167	\$35,459	\$35,459	\$194,277	\$799,492	\$37,344	\$46,172	\$15,245	\$774,560	\$1,088,216	\$91,266	\$1,088,216												
20	\$27,714,932	\$194,196	\$6,694,457	\$5,343,526	\$349,053	\$9,516	\$48,052	\$35,652	\$35,652	\$196,306	\$812,521	\$37,829	\$46,965	\$15,548	\$779,603	\$1,102,153	\$92,701	\$1,102,153												
21	\$28,518,444	\$196,109	\$6,825,457	\$5,445,938	\$359,067	\$9,610	\$48,937	\$35,845	\$35,845	\$198,335	\$825,550	\$38,314	\$47,758	\$15,851	\$784,646	\$1,116,088	\$94,146	\$1,116,088												
22	\$29,352,944	\$198,158	\$6,957,311	\$5,548,941	\$369,081	\$9,702	\$49,819	\$36,033	\$36,033	\$200,364	\$838,579	\$38,799	\$48,551	\$16,154	\$789,689	\$1,130,023	\$95,589	\$1,130,023												
23	\$30,218,444	\$198,119	\$7,083,657	\$5,655,955	\$378,438	\$9,789	\$50,704	\$36,227	\$36,227	\$202,393	\$851,608	\$39,284	\$49,346	\$16,457	\$794,732	\$1,144,037	\$97,022	\$1,144,037												
24	\$31,104,444	\$198,119	\$7,210,003	\$5,765,969	\$387,438	\$9,876	\$51,589	\$36,419	\$36,419	\$204,422	\$864,637	\$39,769	\$50,139	\$16,760	\$799,775	\$1,158,051	\$98,467	\$1,158,051												
25	\$32,010,444	\$198,119	\$7,336,350	\$5,875,983	\$396,438	\$9,963	\$52,472	\$36,612	\$36,612	\$206,451	\$877,666	\$40,254	\$50,932	\$17,063	\$804,818	\$1,172,080	\$100,000	\$1,172,080												
26	\$32,916,444	\$198,119	\$7,462,697	\$5,985,997	\$405,438	\$10,050	\$53,355	\$36,805	\$36,805	\$208,480	\$890,695	\$40,739	\$51,724	\$17,366	\$809,859	\$1,186,104	\$101,440	\$1,186,104												
27	\$33,822,444	\$198,119	\$7,589,044	\$6,095,997	\$414,438	\$10,137	\$54,238	\$36,998	\$36,998	\$210,509	\$903,724	\$41,224	\$52,515	\$17,669	\$814,899	\$1,199,926	\$102,882	\$1,199,926												
28	\$34,728,444	\$198,119	\$7,715,391	\$6,205,997	\$423,438	\$10,224	\$55,121	\$37,191	\$37,191	\$212,538	\$916,753	\$41,709	\$53,300	\$17,972	\$819,940	\$1,213,849	\$104,324	\$1,213,849												
29	\$35,634,444	\$198,119	\$7,841,738	\$6,315,997	\$432,438	\$10,311	\$56,004	\$37,384	\$37,384	\$214,567	\$929,782	\$42,194	\$54,087	\$18,275	\$824,981	\$1,227,873	\$105,766	\$1,227,873												
30	\$36,540,444	\$198,119	\$7,968,085	\$6,425,997	\$441,438	\$10,398	\$56,887	\$37,577	\$37,577	\$216,596	\$942,811	\$42,679	\$54,874	\$18,578	\$830,022	\$1,241,897	\$107,208	\$1,241,897												
31	\$37,446,444	\$198,119	\$8,094,432	\$6,535,997	\$450,438	\$10,485	\$57,770	\$37,770	\$37,770	\$218,625	\$955,840	\$43,164	\$55,661	\$18,880	\$835,063	\$1,255,921	\$108,650	\$1,255,921												
32	\$38,352,444	\$198,119	\$8,220,779	\$6,645,997	\$459,438	\$10,572	\$58,653	\$37,963	\$37,963	\$220,654	\$968,869	\$43,649	\$56,448	\$19,182	\$840,104	\$1,269,945	\$110,092	\$1,269,945												
33	\$39,258,444	\$198,119	\$8,347,126	\$6,755,997	\$468,438	\$10,659	\$59,536	\$38,156	\$38,156	\$222,683	\$981,898	\$44,134	\$57,235	\$19,484	\$845,145	\$1,283,969	\$111,534	\$1,283,969												
34	\$40,164,444	\$198,119	\$8,473,473	\$6,865,997	\$477,438	\$10,746	\$60,419	\$38,349	\$38,349	\$224,712	\$994,927	\$44,619	\$58,022	\$19,786	\$850,186	\$1,297,993	\$112,976	\$1,297,993												
35	\$41,070,444	\$198,119	\$8,600,820	\$6,975,997	\$486,438	\$10,833	\$61,302	\$38,542	\$38,542	\$226,741	\$1,007,956	\$45,104	\$58,809	\$20,088	\$855,227	\$1,312,017	\$114,418	\$1,312,017												
36	\$41,976,444	\$198,119	\$8,727,167	\$7,085,997	\$495,438	\$10,920	\$62,185	\$38,735	\$38,735	\$228,770	\$1,020,985	\$45,589	\$59,596	\$20,390	\$860,268	\$1,326,041	\$115,860	\$1,326,041												
37	\$42,882,444	\$198,119	\$8,853,514	\$7,195,997	\$504,438	\$11,007	\$63,068	\$38,928	\$38,928	\$230,800	\$1,034,014	\$46,074	\$60,383	\$20,692	\$865,309	\$1,340,065	\$117,302	\$1,340,065												
38	\$43,788,444	\$198,119	\$8,979,861	\$7,305,997	\$513,438	\$11,094	\$63,951	\$39,121	\$39,121	\$232,829	\$1,047,043	\$46,559	\$61,170	\$20,994	\$870,350	\$1,354,089	\$118,744	\$1,354,089												
39	\$44,694,444	\$198,119	\$9,106,208	\$7,415,997	\$522,438	\$11,181	\$64,834	\$39,314	\$39,314	\$234,858	\$1,060,072	\$47,044	\$61,957	\$21,296	\$875,391	\$1,368,113	\$120,186	\$1,368,113												
40	\$45,600,444	\$198,119	\$9,232,555	\$7,525,997	\$531,438	\$11,268	\$65,717	\$39,507	\$39,507	\$236,887	\$1,073,101	\$47,529	\$62,744	\$21,598	\$880,432	\$1,382,137	\$121,628	\$1,382,137												
41	\$46,506,444	\$198,119	\$9,358,902	\$7,635,997	\$540,438	\$11,355	\$66,600	\$39,700	\$39,700	\$238,916	\$1,086,130	\$48,014	\$63,531	\$21,900	\$885,473	\$1,396,161	\$123,070	\$1,396,161												
42	\$47,412,444	\$198,119	\$9,485,249	\$7,745,997	\$549,438	\$11,442	\$67,483	\$39,893	\$39,893	\$240,945	\$1,099,159	\$48,499	\$64,314	\$22,202	\$890,514	\$1,409,185	\$124,512	\$1,409,185												
43	\$48,318,444	\$198,119	\$9,611,596	\$7,855,997	\$558,438	\$11,529	\$68,366	\$40,086	\$40,086	\$242,974	\$1,112,188	\$48,984	\$65,097	\$22,504	\$895,555	\$1,423,209	\$125,954	\$1,423,209												
44	\$49,224,444	\$198,119	\$9,737,943	\$7,965,997	\$567,438	\$11,616	\$69,249	\$40,279	\$40,279	\$245,003	\$1,125,217	\$49,469	\$65,880	\$22,806	\$900,596	\$1,437,233	\$127,396	\$1,437,233												
45	\$50,130,444	\$198,119	\$9,864,290	\$8,075,997	\$576,438	\$11,703	\$70,132	\$40,472	\$40,472	\$247,032	\$1,138,246	\$49,954	\$66,663	\$23,108	\$905,637	\$1,451,257	\$128,838	\$1,451,257												
46	\$51,036,444	\$198,119	\$9,990,637	\$8,185,997	\$585,438	\$11,790	\$71,015	\$40,665	\$40,665	\$249,061	\$1,151,275	\$50,439	\$67,446	\$23,410	\$910,678	\$1,465,281	\$130,280	\$1,465,281												
47	\$51,942,444	\$198,119	\$10,116,984	\$8,295,997	\$594,438	\$11,877	\$71,898	\$40,858	\$40,858	\$251,090	\$1,164,304	\$50,924	\$68,229	\$23,712	\$915,719	\$1,479,305	\$131,722	\$1,479,305												
48	\$52,848,444	\$198,119	\$10,243,331	\$8,405,997	\$603,438	\$11,964	\$72,781	\$41,051	\$41,051	\$253,119	\$1,177,333	\$51,409	\$69,012	\$24,014	\$920,760	\$1,493,329	\$133,164	\$1,493,329												
49	\$53,754,444	\$198,119	\$10,369,678	\$8,515,997	\$612,438	\$12,051	\$73,664	\$41,244	\$41,244	\$255,148	\$1,190,362	\$51,894	\$69,795	\$24,316	\$925,801	\$1,507,353	\$134,606	\$1,507,353												
50	\$54,660,444	\$198,119	\$10,496,025	\$8,625,997	\$621,438	\$12,138	\$74,547	\$41,437	\$41,437	\$257,177	\$1,203,391	\$52,379	\$70,578	\$24,618	\$930,842	\$1,521,377	\$136,048	\$1,521,377												
51	\$55,566,444	\$198,119	\$10,622,372	\$8,735,997	\$630,438	\$12,225	\$75,430	\$41,630	\$41,630	\$259,206	\$1,216,420	\$52,864	\$71,361	\$24,920	\$935,883	\$1,535,401	\$137,490	\$1,535,401												
52	\$56,472,444	\$198,119	\$10,748,719	\$8,845,997	\$639,438	\$12,312	\$76,313	\$41,823	\$41,823	\$261,235	\$1,229,449	\$53,349	\$72,144	\$25,222	\$940,924	\$1,549,425	\$138,932	\$1,549,425												
53	\$57,378,444	\$198,119	\$10,875,066	\$8,955,997	\$648,438	\$12,399	\$77,196	\$42,																						



## CITY FOUNDRY ST LOUIS--TIF REVENUES PROJECTED--ALL COMMERCIAL

TIF Year	Market Value	Assessed Value	Retail Sales	TIF Real Estate Taxes	TIF		TOTAL TIF, TDD, CID REVENUE WITH 1.25 COVERAGE, 5.5% PRESENT VALUE RATE
					TIF REVENUES	TDD/CID REVENUES	
					EATS	EATS	
Base	\$3,500,000	\$1,120,000	\$0	\$0	\$0	\$0	\$0
0	2016	\$2,968,315	\$1,120,000	\$0	\$0	\$0	\$148,123
1	2017	\$9,318,388	\$3,516,000	\$45,475,390	\$275,841	\$0	\$1,769,618
2	2018	\$25,122,780	\$9,479,290	\$743,679	\$645,974	\$441,140	\$2,252,344
3	2019	\$27,914,200	\$10,532,544	\$60,637,840	\$926,310	\$598,187	\$2,689,957
4	2020	\$27,914,200	\$10,532,544	\$75,797,300	\$727,366	\$735,234	\$2,710,371
5	2021	\$28,751,626	\$10,848,520	\$76,555,273	\$751,783	\$742,586	\$2,734,461
6	2022	\$28,751,626	\$10,848,520	\$77,320,826	\$851,099	\$750,012	\$2,772,881
7	2023	\$29,614,175	\$11,173,976	\$78,094,034	\$876,632	\$757,512	\$2,784,394
8	2024	\$29,614,175	\$11,173,976	\$78,674,974	\$876,933	\$765,087	\$2,838,846
9	2025	\$30,502,600	\$11,509,195	\$79,663,724	\$892,931	\$772,738	\$2,858,792
10	2026	\$30,502,600	\$11,509,195	\$80,460,361	\$902,931	\$780,466	\$2,898,192
11	2027	\$31,417,678	\$11,854,471	\$81,264,965	\$930,019	\$788,270	\$2,924,689
12	2028	\$31,417,678	\$11,854,471	\$82,071,615	\$930,019	\$796,153	\$2,969,286
13	2029	\$32,360,208	\$12,210,105	\$82,898,391	\$957,919	\$804,114	\$3,037,833
14	2030	\$32,360,208	\$12,210,105	\$83,727,375	\$957,919	\$812,156	\$3,092,123
15	2031	\$33,331,015	\$12,576,408	\$84,564,648	\$986,657	\$820,277	\$3,107,982
16	2032	\$33,331,015	\$12,576,408	\$85,410,295	\$986,657	\$828,480	\$3,131,747
17	2033	\$34,330,945	\$12,953,701	\$86,264,398	\$1,016,257	\$836,765	\$3,179,773
18	2034	\$34,330,945	\$12,953,701	\$87,127,042	\$1,016,257	\$845,132	\$3,204,014
19	2035	\$35,360,873	\$13,342,312	\$87,998,312	\$1,046,744	\$853,584	\$3,277,973
20	2036	\$35,360,873	\$13,342,312	\$88,878,295	\$1,046,744	\$862,119	\$3,283,244
21	2037	\$36,421,700	\$13,742,581	\$89,767,078	\$1,078,147	\$870,741	\$3,327,973
22	2038	\$36,421,700	\$13,742,581	\$90,664,749	\$1,078,147	\$879,448	\$3,355,297
23	2039	\$37,514,351	\$14,154,858	\$91,571,397	\$1,110,491	\$888,129	\$3,457,180
NPV Rate:					\$5,093,735	\$11,550,574	\$34,571,180
With 1.25 Coverage:					\$19,654,310	\$7,458,435	\$34,571,180
"Standard" TIF:					\$27,112,745		
"Standard" TIF + 50% CID/TDD:							

## ASSUMPTIONS:

COMPONENT/ BUILDING	BY	SIZE (SQUARE FEET)	UNIT	IMPROVEMENTS (SQUARE FEET)	ESTIMATED MARKET VALUE PER UNIT	ESTIMATED ASSESSED VALUE	SALES TAX EATS ASSUMPTIONS
COMMERCIAL TOTALS:							
BASE-PLAZA ONLY:							
COMMERCIAL TOTALS:							
BASE-PLAZA ONLY:							

ASSESSMENT RATE--COMMERCIAL:  
 ASSESSMENT RATE--RESIDENTIAL:  
 TIF REAL PROPERTY TAX RATE--COMMERCIAL:  
 TIF REAL PROPERTY TAX RATE--RESIDENTIAL:  
 FULL REAL PROPERTY TAX RATE--COMMERCIAL:  
 FULL REAL PROPERTY TAX RATE--RESIDENTIAL:  
 BI-ANNUAL MARKET VALUE ESCALATION:  
 PILOTS COLLECTION FEE:  
 PILOTS COVERAGE RATIO:

32%  
 19%  
 7.8453%  
 7.8453%  
 9.5753%  
 7.2903%  
 3.00%  
 1.50%  
 125%

TIF SALES TAX RATE:  
 TIF SALES TAX RATE:  
 CID SALES TAX RATE:  
 TDD SALES TAX RATE:  
 ANNUAL SALES ESCALATION:  
 COMBINED DISCOUNT & COLLECTION FEE:  
 EATS COVERAGE RATIO:

3.1000%  
 1.9863%  
 1.0000%  
 1.0000%  
 1.000%  
 3.00%  
 125%

2018 SALES AS % OF STABILIZED:  
 2019 SALES AS % OF STABILIZED:  
 % OF EATS AVAILABLE IN 2039:  
 2017 ESTIMATED EAV--FULL COM. SITE:  
 2018 EAV AS % OF STABILIZED:

60%  
 80%  
 40%  
 \$3,516,000  
 90.00%

**CITY FOUNDRY ST LOUIS-TIF & "SYNTHETIC TIF" REVENUES PROJECTED  
SUMMARY & ASSUMPTIONS**

**SUMMARY OF ESTIMATED REVENUES BY COMPONENT**

		TIF				
		PRESENT VALUE @ 5.5%, 1.25 COVERAGE				
COMPONENT	BASE EAV APPORTIONED	PILOTS	TIF EATS	CID A TDD EATS	OTHER CID A TDD	TOTAL
A Retail/Restaurant	\$62,223	\$449,660	\$488,070	\$314,884	\$314,884	\$1,567,499
B Grocery	\$247,444	\$1,788,165	\$4,990,914	\$3,219,945	\$3,219,945	\$13,218,969
C Retail/Restaurant	\$97,565	\$705,056	\$765,282	\$493,731	\$493,731	\$2,457,800
D Retail/Restaurant	\$126,128	\$911,468	\$989,326	\$638,275	\$638,275	\$3,177,344
E Retail/Restaurant	\$62,611	\$452,463	\$491,113	\$316,847	\$316,847	\$1,577,271
F Retail/Restaurant	\$102,084	\$737,712	\$800,728	\$516,599	\$516,599	\$2,571,637
G Retail/Restaurant	\$34,028	\$245,904	\$266,909	\$172,200	\$172,200	\$857,212
H Theater	\$183,750	\$1,327,882	\$1,166,775	\$752,758	\$752,758	\$4,000,173
J Retail/Restaurant	\$34,028	\$245,904	\$266,909	\$172,200	\$172,200	\$857,212
<b>SUBTOTALS-MAIN:</b>	<b>\$949,861</b>	<b>\$6,864,215</b>	<b>\$10,226,028</b>	<b>\$6,597,437</b>	<b>\$6,597,437</b>	<b>\$30,285,118</b>
K Retail/Restaurant	\$34,028	\$245,904	\$266,909	\$172,200	\$172,200	\$857,212
L Retail/Restaurant	\$68,056	\$491,808	\$533,819	\$344,399	\$344,399	\$1,714,425
M Retail/Restaurant	\$68,056	\$491,808	\$533,819	\$344,399	\$344,399	\$1,714,425
<b>TOTAL COMMERCIAL:</b>	<b>\$1,120,000</b>	<b>\$8,093,736</b>	<b>\$11,560,574</b>	<b>\$7,458,435</b>	<b>\$7,458,435</b>	<b>\$34,571,180</b>
Residential	\$0	\$2,408,050	\$0	\$0	\$0	\$2,408,050
<b>TOTALS:</b>	<b>\$1,120,000</b>	<b>\$10,501,786</b>	<b>\$11,560,574</b>	<b>\$7,458,435</b>	<b>\$7,458,435</b>	<b>\$36,979,231</b>

Max from "Standard TIF"  
Revenues: \$16.5M

**ASSUMPTIONS**

REAL PROPERTY PILOTS ASSUMPTIONS											SALES TAX EATS ASSUMPTIONS	
COMPONENT/ BUILDING	BY	BASE & 2017 SITE EAV % PER EST. FULL COM. BLDG. EAV	SIZE (UNITS)	UNIT	Parking @ 41000 Sq. Ft./Theater @ 101000 Sq. Ft.)	Improve- ment Size (Acres)	Estimated Market Value Per Unit	Total Estimated Appraised Value	ESTIMATED ASSESSED VALUE (Stabilized-2019)	Avg. Estimated Sales/Unit	ESTIMATED TOTAL SALES (Stabilized-2020)	
A Retail/Restaurant		5.56%	9,143	Sq. Ft.	37	9,143	\$200	\$1,828,600	\$586,152	\$350	\$3,200,050	
B Grocery		22.09%	72,718	Sq. Ft.	291	72,718	\$100	\$7,271,800	\$2,326,976	\$450	\$32,723,100	
C Retail/Restaurant		8.71%	14,336	Sq. Ft.	57	14,336	\$200	\$2,867,200	\$917,504	\$350	\$5,017,600	
D Retail/Restaurant		11.26%	18,533	Sq. Ft.	74	18,533	\$200	\$3,706,600	\$1,186,112	\$350	\$6,486,550	
E Retail/Restaurant		5.59%	9,200	Sq. Ft.	37	9,200	\$200	\$1,840,000	\$588,800	\$350	\$3,220,000	
F Retail/Restaurant		9.11%	15,000	Sq. Ft.	60	15,000	\$200	\$3,000,000	\$960,000	\$350	\$5,250,000	
G Retail/Restaurant		3.04%	5,000	Sq. Ft.	20	5,000	\$200	\$1,000,000	\$320,000	\$350	\$1,750,000	
H Theater		16.41%	9	Screens	350	35,000	\$600,000	\$5,400,000	\$1,728,000	\$850,000	\$7,650,000	
J Retail/Restaurant		3.04%	5,000	Sq. Ft.	20	5,000	\$200	\$1,000,000	\$320,000	\$350	\$1,750,000	
SUBTOTALS-MAIN:		84.81%			946	183,930		\$27,914,200	\$8,932,544		\$67,047,300	
K Retail/Restaurant		3.04%	5,000	Sq. Ft.	20	5,000	\$200	\$1,000,000	\$320,000	\$350	\$1,750,000	
L Retail/Restaurant		6.08%	10,000	Sq. Ft.	40	10,000	\$200	\$2,000,000	\$640,000	\$350	\$3,500,000	
M Retail/Restaurant		6.08%	10,000	Sq. Ft.	40	10,000	\$200	\$2,000,000	\$640,000	\$350	\$3,500,000	
COMMERCIAL TOTALS:		100.00%			1,046	208,930		\$32,914,200	\$10,532,544		\$75,797,300	
Residential	AV		200	Unit				\$80,000	\$16,000,000	N/A	\$0	
BASE-PLAZA ONLY:								\$3,500,000	\$1,120,000	\$0	\$0	



**BUILDING A****BUILDING A EAST OFFICE & RETAIL**

ESTIMATED TAX BASE						
Abatement Year				ESTIMATED	ESTIMATED	ESTIMATED
		Estimated	Estimated	TOTAL	TOTAL	SAVINGS
		Assessor	Assessor	COMMER-	COMMER-	DURING
	Year	Appraised	Assessed	CIAL	CIAL	ABATE-MENT
		Value	Value @	TAX	TAX	PERIOD
			32%	UNABATED	ABATED	
Tax Rates/\$100 AV (with Surtax):				\$10.0218	\$10.0218	\$10.0218
Base:		\$172,482	\$55,194	\$5,531	\$5,531	\$0
0	2017	\$172,482	\$55,194	\$5,531	\$5,531	\$0
1	2018	\$3,583,015	\$1,146,565	\$114,906	\$5,531	\$109,375
2	2019	\$10,857,622	\$3,474,439	\$348,201	\$5,531	\$342,670
3	2020	\$11,183,351	\$3,578,672	\$358,647	\$5,531	\$353,116
4	2021	\$11,183,351	\$3,578,672	\$358,647	\$5,531	\$353,116
5	2022	\$11,518,852	\$3,686,033	\$369,407	\$5,531	\$363,875
6	2023	\$11,518,852	\$3,686,033	\$369,407	\$5,531	\$363,875
7	2024	\$11,864,417	\$3,796,614	\$380,489	\$5,531	\$374,958
8	2025	\$11,864,417	\$3,796,614	\$380,489	\$5,531	\$374,958
9	2026	\$12,220,350	\$3,910,512	\$391,904	\$5,531	\$386,372
10	2027	\$12,220,350	\$3,910,512	\$391,904	\$5,531	\$386,372
11	2028	\$12,586,960	\$4,027,827	\$403,661	\$201,830	\$201,830
12	2029	\$12,586,960	\$4,027,827	\$403,661	\$201,830	\$201,830
13	2030	\$12,964,569	\$4,148,662	\$415,771	\$207,885	\$207,885
14	2031	\$12,964,569	\$4,148,662	\$415,771	\$207,885	\$207,885
15	2032	\$13,353,506	\$4,273,122	\$428,244	\$214,122	\$214,122
16	2033	\$13,353,506	\$4,273,122	\$428,244	\$214,122	\$214,122
17	2034	\$13,754,111	\$4,401,316	\$441,091	\$220,546	\$220,546
18	2035	\$13,754,111	\$4,401,316	\$441,091	\$220,546	\$220,546
19	2036	\$14,166,735	\$4,533,355	\$454,324	\$227,162	\$227,162
20	2037	\$14,166,735	\$4,533,355	\$454,324	\$227,162	\$227,162
21	2038	\$14,591,737	\$4,669,356	\$467,953	\$233,977	\$233,977
22	2039	\$14,591,737	\$4,669,356	\$467,953	\$233,977	\$233,977
23	2040	\$15,029,489	\$4,809,436	\$481,992	\$240,996	\$240,996
24	2041	\$15,029,489	\$4,809,436	\$481,992	\$240,996	\$240,996
25	2042	\$15,480,373	\$4,953,720	\$496,452	\$248,226	\$248,226
26	2043	\$15,480,373	\$4,953,720	\$496,452	\$496,452	\$0
27	2044	\$15,944,785	\$5,102,331	\$511,345	\$511,345	\$0
28	2045	\$15,944,785	\$5,102,331	\$511,345	\$511,345	\$0
29	2046	\$16,423,128	\$5,255,401	\$526,686	\$526,686	\$0
30	2047	\$16,423,128	\$5,255,401	\$526,686	\$526,686	\$0
31	2048	\$16,915,822	\$5,413,063	\$542,486	\$542,486	\$0
32	2049	\$16,915,822	\$5,413,063	\$542,486	\$542,486	\$0
TOTALS:				\$13,809,543	\$7,059,595	\$6,749,948
AVERAGES—32 YEARS:				\$418,471	\$213,927	\$204,544
PRESENT VALUE OF SAVINGS—25 YEARS:					8.00%	\$3,070,396
EST. BUILDING & FIXTURE COST @ \$120/SQ. FT.:						\$6,666,720
ESTIMATED LAND SALES PRICE @ \$5.25/SQ. FT.:						\$206,391
ESTIMATED TOTAL COST:						\$6,873,111
PRESENT VALUE OF SAVINGS AS % OF TOTAL COST:						44.67%

**ASSUMPTIONS & NOTES:**

Bi-Annual Value Escalation: 3.00%  
Excludes Collection Fee Deductions

BUILDING	ASSUMED USE TYPE	ASSUMED BUILDING AREA (SQ. FT.)	ASSUMED LAND AREA (SQ. FT.) (40% BLDG. COVERAGE)	ESTIMATED 2016 BUILDING MARKET VALUE/ SQ. FT.	ESTIMATED 2016 LAND MARKET VALUE/ SQ. FT.
A	OFFICE	55,556	39,313	\$190	\$3.60
ESTIMATED YEAR COMMENCED	ESTIMATED YEAR COMPLETE	% OF BASE ATTRIBUT-ABLE TO BUILDING	ESTIMATED BUILDING MARKET VALUE/ SQ. FT. IN COMPLETION YEAR (1.5%/YEAR INFLATION)	ESTIMATED LAND MARKET VALUE/ SQ. FT. IN COMPLETION YEAR (1.5%/YEAR INFLATION)	ESTIMATED TOTAL MARKET VALUE IN COMPLETION YEAR
2018	2019	33.31%	\$10,713,975	\$143,648	\$10,857,622

**BUILDING B****BUILDING B WEST OFFICE****ESTIMATED TAX BASE**

Abatement Year	Year	Estimated Assessor Appraised Value	Estimated Assessor Assessed Value @ 32%	ESTIMATED COMMERCIAL TAX UNABATED	ESTIMATED TOTAL COMMERCIAL TAX ABATED	ESTIMATED SAVINGS DURING ABATE-MENT PERIOD
<b>Tax Rates/\$100 AV (with Surtax):</b>				<b>\$10.0218</b>	<b>\$10.0218</b>	<b>\$10.0218</b>
<b>Base:</b>		<b>\$172,482</b>	<b>\$55,194</b>	<b>\$5,531</b>	<b>\$5,531</b>	<b>\$0</b>
0	2017	\$172,482	\$55,194	\$5,531	\$5,531	\$0
0	2018	\$5,641,069	\$1,805,142	\$180,908	\$5,531	\$175,376
1	2019	\$17,094,148	\$5,470,127	\$548,205	\$5,531	\$542,674
2	2020	\$17,606,972	\$5,634,231	\$564,651	\$5,531	\$559,120
3	2021	\$17,606,972	\$5,634,231	\$564,651	\$5,531	\$559,120
4	2022	\$18,135,181	\$5,803,258	\$581,591	\$5,531	\$576,059
5	2023	\$18,135,181	\$5,803,258	\$581,591	\$5,531	\$576,059
6	2024	\$18,679,237	\$5,977,356	\$599,039	\$5,531	\$593,507
7	2025	\$18,679,237	\$5,977,356	\$599,039	\$5,531	\$593,507
8	2026	\$19,239,614	\$6,156,676	\$617,010	\$5,531	\$611,478
9	2027	\$19,239,614	\$6,156,676	\$617,010	\$5,531	\$611,478
10	2028	\$19,816,802	\$6,341,377	\$635,520	\$5,531	\$629,989
11	2029	\$19,816,802	\$6,341,377	\$635,520	\$308,505	\$327,015
12	2030	\$20,411,307	\$6,531,618	\$654,586	\$317,760	\$336,826
13	2031	\$20,411,307	\$6,531,618	\$654,586	\$317,760	\$336,826
14	2032	\$21,023,646	\$6,727,567	\$674,223	\$327,293	\$346,930
15	2033	\$21,023,646	\$6,727,567	\$674,223	\$327,293	\$346,930
16	2034	\$21,654,355	\$6,929,394	\$694,450	\$337,112	\$357,338
17	2035	\$21,654,355	\$6,929,394	\$694,450	\$337,112	\$357,338
18	2036	\$22,303,986	\$7,137,275	\$715,283	\$347,225	\$368,058
19	2037	\$22,303,986	\$7,137,275	\$715,283	\$347,225	\$368,058
20	2038	\$22,973,105	\$7,351,394	\$736,742	\$357,642	\$379,100
21	2039	\$22,973,105	\$7,351,394	\$736,742	\$357,642	\$379,100
22	2040	\$23,662,298	\$7,571,936	\$758,844	\$368,371	\$390,473
23	2041	\$23,662,298	\$7,571,936	\$758,844	\$368,371	\$390,473
24	2042	\$24,372,167	\$7,799,094	\$781,610	\$379,422	\$402,187
25	2043	\$24,372,167	\$7,799,094	\$781,610	\$379,422	\$402,187
26	2044	\$25,103,332	\$8,033,066	\$805,058	\$781,610	\$23,448
27	2045	\$25,103,332	\$8,033,066	\$805,058	\$781,610	\$23,448
28	2046	\$25,856,432	\$8,274,058	\$829,210	\$805,058	\$24,152
29	2047	\$25,856,432	\$8,274,058	\$829,210	\$805,058	\$24,152
30	2048	\$26,632,125	\$8,522,280	\$854,086	\$829,210	\$24,876
31	2049	\$26,632,125	\$8,522,280	\$854,086	\$829,210	\$24,876
<b>TOTALS:</b>				<b>\$21,738,449</b>	<b>\$10,076,285</b>	<b>\$11,662,164</b>
<b>AVERAGES--33 YEARS:</b>				<b>\$658,741</b>	<b>\$305,342</b>	<b>\$353,399</b>
<b>PRESENT VALUE OF SAVINGS--25 YEARS:</b>					<b>8.00%</b>	<b>\$5,326,529</b>

EST. BUILDING & FIXTURE COST @ \$115/SQ. FT. X 101.5%: \$11,672,500  
 ESTIMATED LAND SALES PRICE @ \$5.25/SQ. FT.: \$206,391  
**ESTIMATED TOTAL COST: \$11,878,891**  
**PRESENT VALUE OF SAVINGS AS % OF TOTAL COST: 44.84%**

**ASSUMPTIONS & NOTES:**

Bi-Annual Value Escalation: 3.00%  
 Excludes Collection Fee Deductions

BUILDING	ASSUMED USE TYPE	ASSUMED BUILDING AREA (SQ. FT.)	ASSUMED LAND AREA (SQ. FT.) (40% BLDG. COVERAGE)	ESTIMATED 2016 BUILDING MARKET VALUE/ SQ. FT.	ESTIMATED 2016 LAND MARKET VALUE/ SQ. FT.
B	OFFICE/RETAIL	100,000	39,313	\$167	\$3.60
ESTIMATED YEAR COMMENCED	ESTIMATED YEAR COMPLETE	% OF BASE ATTRIBUTABLE TO BUILDING	ESTIMATED BUILDING MARKET VALUE/ SQ. FT. IN COMPLETION YEAR (1.5%/YEAR INFLATION)	ESTIMATED LAND MARKET VALUE/ SQ. FT. IN COMPLETION YEAR (1.5%/YEAR INFLATION)	ESTIMATED TOTAL MARKET VALUE IN COMPLETION YEAR
2018	2019	33.31%	\$16,950,500	\$143,648	\$17,094,148



**BUILDING C****BUILDING C RETAIL & ENTERTAINMENT**

Abatement Year	ESTIMATED TAX BASE			ESTIMATED	ESTIMATED	ESTIMATED
	Year	Estimated Assessor Appraised Value	Estimated Assessor Assessed Value @ 32%	TOTAL COMMERCIAL TAX UNABATED	TOTAL COMMERCIAL TAX ABATED	ESTIMATED SAVINGS DURING ABATE-MENT PERIOD
Tax Rates/\$100 AV (with Surtax):				\$10.0218	\$10.0218	\$10.0218
Base:				\$5,544	\$5,544	\$0
0	2017	\$172,866	\$55,317	\$5,544	\$5,544	\$0
0	2018	\$5,095,340	\$1,630,509	\$163,406	\$5,544	\$157,863
0	2019	\$15,440,424	\$4,940,936	\$495,171	\$5,544	\$489,627
1	2020	\$15,903,636	\$5,089,164	\$510,026	\$5,544	\$504,482
2	2021	\$15,903,636	\$5,089,164	\$510,026	\$5,544	\$504,482
3	2022	\$16,380,745	\$5,241,839	\$525,327	\$5,544	\$519,783
4	2023	\$16,380,745	\$5,241,839	\$525,327	\$5,544	\$519,783
5	2024	\$16,872,168	\$5,399,094	\$541,086	\$5,544	\$535,543
6	2025	\$16,872,168	\$5,399,094	\$541,086	\$5,544	\$535,543
7	2026	\$17,378,333	\$5,561,066	\$557,319	\$5,544	\$551,775
8	2027	\$17,378,333	\$5,561,066	\$557,319	\$5,544	\$551,775
9	2028	\$17,899,683	\$5,727,898	\$574,039	\$5,544	\$568,495
10	2029	\$17,899,683	\$5,727,898	\$574,039	\$5,544	\$568,495
11	2030	\$18,436,673	\$5,899,735	\$591,260	\$287,019	\$304,240
12	2031	\$18,436,673	\$5,899,735	\$591,260	\$287,019	\$304,240
13	2032	\$18,989,773	\$6,076,728	\$608,997	\$295,630	\$313,368
14	2033	\$18,989,773	\$6,076,728	\$608,997	\$295,630	\$313,368
15	2034	\$19,559,467	\$6,259,029	\$627,267	\$304,499	\$322,769
16	2035	\$19,559,467	\$6,259,029	\$627,267	\$304,499	\$322,769
17	2036	\$20,146,251	\$6,446,800	\$646,085	\$313,634	\$332,452
18	2037	\$20,146,251	\$6,446,800	\$646,085	\$313,634	\$332,452
19	2038	\$20,750,638	\$6,640,204	\$665,468	\$323,043	\$342,425
20	2039	\$20,750,638	\$6,640,204	\$665,468	\$323,043	\$342,425
21	2040	\$21,373,157	\$6,839,410	\$685,432	\$332,734	\$352,698
22	2041	\$21,373,157	\$6,839,410	\$685,432	\$332,734	\$352,698
23	2042	\$22,014,352	\$7,044,593	\$705,995	\$342,716	\$363,279
24	2043	\$22,014,352	\$7,044,593	\$705,995	\$342,716	\$363,279
25	2044	\$22,674,783	\$7,255,930	\$727,175	\$352,997	\$374,177
26	2045	\$22,674,783	\$7,255,930	\$727,175	\$705,995	\$21,180
27	2046	\$23,355,026	\$7,473,608	\$748,990	\$727,175	\$21,815
28	2047	\$23,355,026	\$7,473,608	\$748,990	\$727,175	\$21,815
29	2048	\$24,055,677	\$7,697,817	\$771,460	\$748,990	\$22,470
30	2049	\$24,055,677	\$7,697,817	\$771,460	\$748,990	\$22,470
TOTALS:				\$19,635,973	\$8,481,940	\$11,154,033
AVERAGES--33 YEARS:				\$595,029	\$257,028	\$338,001
PRESENT VALUE OF SAVINGS--25 YEARS:				8.00%		\$4,880,583
ESTIMATED BUILDING COST @ \$130/SQ. FT. X 103%:						\$7,894,744
ESTIMATED LAND SALES PRICE @ \$5.25/SQ. FT.:						\$206,850
ESTIMATED TOTAL COST:						\$8,101,594
PRESENT VALUE OF SAVINGS AS % OF TOTAL COST:						60.24%

**ASSUMPTIONS & NOTES:**

Bi-Annual Value Escalation: 3.00%  
 Excludes Collection Fee Deductions

BUILDING	ASSUMED USE TYPE	ASSUMED BUILDING AREA (SQ. FT.)	ASSUMED LAND AREA (SQ. FT.) (40% BLDG. COVERAGE)	ESTIMATED 2016 BUILDING MARKET VALUE/ SQ. FT.	ESTIMATED 2016 LAND MARKET VALUE/ SQ. FT.
C	RETAIL	58,960	39,400	\$254	\$6.00
ESTIMATED YEAR COMMENCED	ESTIMATED YEAR COMPLETE	% OF BASE ATTRIBUTABLE TO BUILDING	ESTIMATED BUILDING MARKET VALUE/ SQ. FT. IN COMPLETION YEAR (1.5%/YEAR INFLATION)	ESTIMATED LAND MARKET VALUE/ SQ. FT. IN COMPLETION YEAR (1.5%/YEAR INFLATION)	ESTIMATED TOTAL MARKET VALUE IN COMPLETION YEAR
2018	2019	33.38%	\$15,200,478	\$239,946	\$15,440,424



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September 25, 2017

**VIA MESSENGER DELIVERY**

City of St. Louis TIF Commission  
Attn: Mr. Dale Ruthsatz  
1520 Market Street, Suite 2000  
St. Louis, MO 63103

Re: City Foundry TIF, Revised Cost Benefit Analysis

Dear Dale:

Enclosed please find a revised Appendix C - Cost Benefit Analysis to the Amended Redevelopment Plan for Redevelopment Project Area 2, dated September 19, 2017. Please disregard the original version of Appendix C in the Amended Redevelopment Plan.

Please let me know if you have any questions.

Very truly yours,

Thompson Coburn LLP

By   
William J. Kuehling  
Counsel

WJK/cr

Enclosure

cc: Amanda Auer (w/o enc.)



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**COST-BENEFIT ANALYSIS**  
**RPA 2—CITY FOUNDRY AT CORTEX**

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DRAFT September 24, 2017

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# **EXECUTIVE SUMMARY** **COST-BENEFIT ANALYSIS** **RPA 2—CITY FOUNDRY AT CORTEX**

This analysis estimates revenues to affected taxing jurisdictions in RPA 2 of the City Foundry St. Louis Redevelopment Area under three scenarios: (1) no development occurs in RPA 2; (2) mixed use development occurs in RPA 2 as proposed by the Redeveloper and described herein with tax increment financing (“TIF”); and (3) the proposed development occurs in RPA 2 without TIF. Scenario 3 is not realistic—the redevelopment will not occur if TIF is not approved.

The following table summarizes the results of this analysis and provides estimates of average annual revenue to each taxing jurisdictions during the TIF term and after TIF term expiration. The narrative below and in the Appendices provide detail on the overall revenues and impacts shown in the table. Note that the revenues estimated herein are estimates only—actual revenues will vary from the estimates.

	NO BUILD			BUILD WITH TIF			BUILD WITHOUT TIF		
	ESTIMATED AVERAGE ANNUAL REVENUE DURING TIF TERM	ESTIMATED AVERAGE ANNUAL REVENUE AFTER TIF TERM	TERM	ESTIMATED AVERAGE ANNUAL REVENUE DURING TIF TERM	ESTIMATED AVERAGE ANNUAL REVENUE AFTER TIF TERM	TERM	ESTIMATED AVERAGE ANNUAL REVENUE DURING TIF TERM	ESTIMATED AVERAGE ANNUAL REVENUE AFTER TIF TERM	TERM
State of Missouri	\$135	\$135		\$925,849	\$1,257,255		\$925,849	\$1,257,255	
St. Louis Board of Education	\$21,815	\$21,815		\$358,561	\$1,518,188		\$1,103,616	\$1,518,188	
Junior College District	\$1,000	\$1,000		\$12,077	\$60,467		\$43,866	\$60,467	
Metropolitan Sewer District	\$667	\$667		\$11,777	\$40,226		\$29,177	\$40,226	
Sheltered Workshop	\$575	\$575		\$25,339	\$34,922		\$25,339	\$34,922	
Community Mental Health	\$312	\$312		\$680	\$18,980		\$13,774	\$18,980	
Community Children's Service	\$658	\$658		\$1,435	\$40,070		\$29,078	\$40,070	
Zoological Park	\$530	\$530		\$11,477	\$31,854		\$23,102	\$31,854	
Art Museum	\$277	\$277		\$604	\$16,850		\$12,228	\$16,850	
Science Center	\$138	\$138		\$301	\$8,415		\$6,106	\$8,415	
Botanical Garden	\$138	\$138		\$301	\$8,415		\$6,106	\$8,415	
Missouri History Museum	\$138	\$138		\$301	\$8,415		\$6,106	\$8,415	
Public Library District	\$2,214	\$2,214		\$15,997	\$134,336		\$97,470	\$134,336	
Bistate Development Agency	\$0	\$0		\$108,866	\$147,820		\$108,866	\$147,820	
Metro Parks District (GRG)	\$0	\$0		\$30,003	\$48,130		\$35,447	\$48,130	
Convention & Visitors Commission	\$0	\$0		\$0	\$0		\$0	\$0	
Regional Arts Commission	\$0	\$0		\$0	\$0		\$0	\$0	
Foundry CID & TDD	\$6,131	\$6,131		\$435,464	\$591,280		\$435,464	\$591,280	
City of St. Louis	\$34,729	\$34,729		\$647,056	\$2,390,246		\$1,771,006	\$2,390,246	
<b>TOTALS:</b>	<b>\$34,729</b>	<b>\$34,729</b>		<b>\$2,786,088</b>	<b>\$6,355,868</b>		<b>\$4,672,599</b>	<b>\$6,355,868</b>	

Assumes that TIF is effective after January 1, 2018 and ends sometime in 2041. This analysis makes no adjustments for partial years.

## **COST-BENEFIT ANALYSIS**

### **RPA 2—CITY FOUNDRY AT CORTEX**

#### **I. INTRODUCTION**

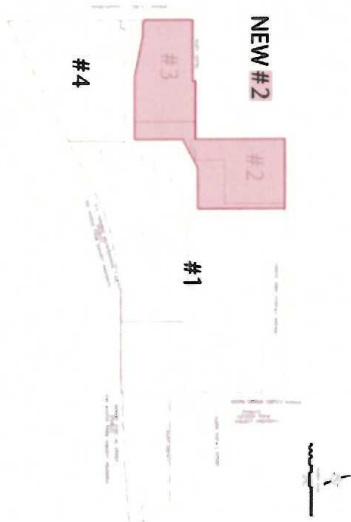
The City of St. Louis ("City") Tax Increment Financing Commission and the City's Board of Aldermen are expected to consider the provision of tax increment financing ("TIF") for a portion of the City Foundry St. Louis Redevelopment Area (the "Redevelopment Area"). The designated redeveloper ("Redeveloper") for that Redevelopment Area is requesting twenty-three (23) years of TIF for Redevelopment Project Area 2 ("RPA 2") within the larger Redevelopment Area in accordance with Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"). The Redeveloper is also requesting a revision in the boundaries of RPA 2.

This cost-benefit analysis was performed to fulfill the requirement of RSMo § 99.800 et seq. (the "TIF Act") for any redevelopment plan proposed. The TIF Act requires that a cost-benefit analysis be performed:

"...showing the economic impact of the plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area. The analysis shall show the impact on the economy if the project is not built, and is built pursuant to the redevelopment

plan under consideration. The cost-benefit analysis shall include a fiscal impact study on every affected political subdivision, and sufficient information from the developer for the commission established in section 99.820 to evaluate whether the project as proposed is financially feasible. (Section 99.810.1(5)) RSMo.)

The accompanying tables describe the impacts of "build" and "no build" scenarios on each taxing district in the Redevelopment Area that are anticipated to result from the Redevelopment Project for RPA 2 ONLY of the Redevelopment Area described and amended in the City Foundry Saint Louis Tax Increment Financing ("TIF") Redevelopment Plan (the "Redevelopment Plan").

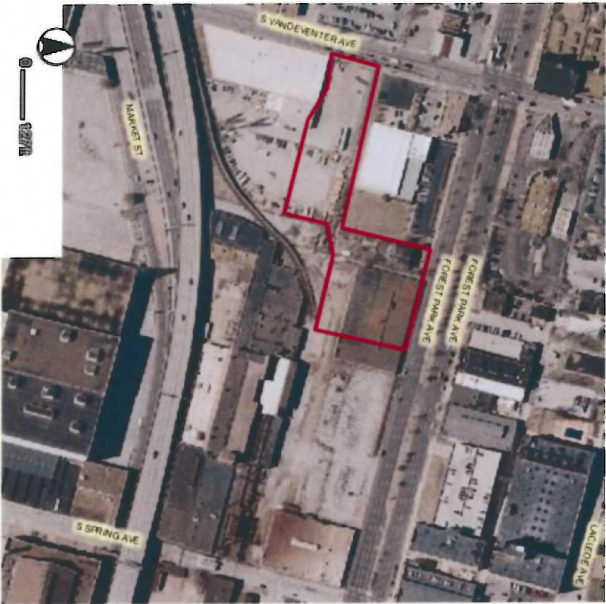




**II. EXISTING CONDITIONS IN REDEVELOPMENT AREA AND PROPOSED RPA 2**

The proposed RPA 2, shown on the map above, currently consists of 2.7 acres of vacant property and one vacant building that will be demolished. All of the property in RPA 2 is currently owned by the Redeveloper or under agreement for purchase. Its current assessed value is estimated at \$346,535. If TIF is not made available for RPA 2 as proposed, it is not likely that the property will be redeveloped in the foreseeable future and it is not likely that the overall assessed value of RPA 2 would increase. At present, RPA 2 produces no economic activity tax revenue for any taxing district.

The aerial photograph at right was taken from the Geo St. Louis website and shows the entire Redevelopment Area as it existed in 2010. Since 2010, the Redeveloper has commenced environmental remediation and selective demolition on the site. The aerial photograph shows the approximate location of the newly proposed RPA 2. The newly proposed RPA 2 includes a portion of RPA 1 and all of what was previously proposed as RPAs 2 and 3. While the original plan called for RPA 2 to be developed for residential uses, the new RPA 2 will be developed only with commercial uses.



**2010 AERIAL PHOTO OF  
PROPOSED REDEVELOPMENT AREA WITH  
PROPOSED RPA 2 HIGHLIGHTED**



### III. PROPOSED PROJECTS IN THE PROPOSED RPA 2

This analysis is for a proposed redevelopment project (the “Redevelopment Project”) that is not yet constructed and is based on the Redevelopment Plan for RPA 2 as it is proposed for amendment. It is anticipated that RPA 2 will be redeveloped for office and retail uses. Readers of this analysis are cautioned to study the assumptions noted on each of the attached tables, in addition to the assumptions stated in the following paragraphs. There is no guarantee that RPA 2 will be developed as anticipated or that the assumptions used in this analysis will match the ultimate reality of what is developed in RPA 2 or that actual revenues resulting from the redevelopment will be equal to the revenues projected based on the assumptions. Actual revenues will be more or less than projected herein.

Nevertheless, it is believed that completion of the proposed office and retail development in RPA 2 will benefit the affected taxing jurisdictions by producing additional direct revenue for those jurisdictions, both during the term of the TIF and after the TIF expires.

In addition, it is believed that completion of the RPA 2 development will produce significant indirect benefit for both the taxing jurisdictions and the City of St. Louis overall, because the project will help stabilize an area that has been subject to significant disinvestment and reinforce and augment the success of Cortex and the Washington University Medical Center to the west, Saint Louis University to the north, and the Saint Louis University Medical Center campus to the south.

The types of uses currently being developed in RPA 1 and proposed for RPA 2 are expected to help continue to attract younger residents and workers to the City, and the office environments being created in RPA 1 and RPA 2 are expected to attract businesses to the City that are interested in locating in a diverse urban environment and adjacent to Cortex and the two medical centers.



CONCEPT PLAN FOR THE  
CITY FOUNDRY AT ST. LOUIS  
REDEVELOPMENT AREA  
WITH  
PROPOSED RPA 2 HIGHLIGHTED

#### IV. PROPOSED REDEVELOPMENT AND TIF-ASSUMPTIONS

##### Redevelopment Period

This analysis assumes that that redevelopment work will commence in early 2018, that the first structure will be completed at the end of 2018, and that two additional structure shown on the concept plan will be completed in the fall of 2019. Actual redevelopment may proceed more swiftly or more slowly than assumed by this analysis.

##### Base Equalized Assessed Value (EAV)

As indicated above, total current total equalized assessed value, or "Base EAV," of the proposed RPA 2 is \$346,535.

##### Base Economic Activity Tax Revenues (EATs)

As indicated above, the proposed RPA 2 currently produces no economic activity tax revenue for any taxing district.

##### Assumptions—Future Values & Tax Rates

The tables provided in Appendix A show the assumptions on which the estimates in this analysis are based, as follows.

#### A. REAL AND PERSONAL PROPERTY TAXES

##### Current & Future Property Tax Rates

Table A-1 shows the real and personal property tax rates applicable to the Redevelopment Area in 2016. No new property taxes were apparently approved by City voters in 2017, although the City is appealing the Board of Election Commissioners decision that a property tax on the April ballot was not approved by City voters. 2017 property tax rates for the City have not yet been established.

This analysis assumes that ad valorem property tax rates in the City of St. Louis will remain flat throughout the analysis period at the 2016 rate. This assumption is flawed because those tax rates will almost certainly change due to application of Missouri's Hancock Amendment. However, it is impossible to predict how the Hancock Amendment will affect tax rates in the City over the next three decades and past changes due to the Amendment have not been significant. Therefore, the tax rates assumed in this analysis are believed to be a reasonable basis for preparing this analysis.

##### Projected Market and Assessed Values for New Development and Growth

Table A-2 shows the estimated values of the redeveloped property in the primary Redevelopment Area upon completion of RPA 2. The values shown in this table are

calculated using the income approach to valuation and the Redeveloper's estimates of income and expenses. This analysis produces a rough estimated approximation of the completed values of the various RPA 2 structure types in 2018 dollars. The St. Louis City Assessor (the "Assessor") is expected to establish actual market and assessed values for RPA 2 when RPA 2 is complete.

Since the structures have not yet been built, the concept plan may change, and market values in comparable areas will change over time, neither this analysis nor the Assessor can definitively determine the future appraised value for purposes of determining assessed values and levying real property taxes. Therefore, the estimated values in Table A-2 are estimates only. Actual assessed values will vary from those shown in Table A-2.

As indicated in Table A-2, the estimated assessed value of the RPA 2 real property after assumed completion is calculated based on the income approach, which applies a capitalization rate to annual net income. Because lease rates for the various components of the RPA 2 development are expected to grow at different rates, the market value growth rate varies from year to year but is expected to be roughly 2% per year. It is believed but not guaranteed that this growth assumption is conservative.

Also as indicated in Table A-2, personal property market values are estimated for the initial year after RPA 2 development completion. Due to varying depreciation and replacement schedules for different types of personal property, assessed value over the TIF term is difficult to estimate and broad assumptions have been used in this analysis.

## **B. ECONOMIC ACTIVITY TAXES**

### ***Current & Future Economic Activity Tax Rates***

Table A-3 shows the economic activity tax rates applicable to RPA 2 at the time this analysis was prepared. Certain economic activity taxes, identified in Table A-3, are not included as TIF EATs per various Missouri statutes.

Future economic activity tax rates may vary from those in Table A-3 if and when voters approve new economic activity taxes. For example, City voters are expected to decide in November of 2017 whether or not to impose a new half-cent sales tax for public safety. Since the results of that election are not yet available, that potential sales tax is not accounted for in this analysis.

### ***Economic Activity Tax Bases, Growth in Bases***

Economic activity taxes generate revenue for taxing districts based on the amounts of retail sales, utility sales, and wages paid within the City. Table A-4 shows the estimated amounts of retail sales, utility sales and wages anticipated to be generated by the uses expected to occupy RPA 2 in the year RPA 2 development is completed, as well as the estimated annual rates of growth in such tax bases within RPA 2. The amounts and rates shown in Table A-4 are *estimates only*. Actual retail sales, utility sales and wages within RPA 2 when RPA 2 development is complete will vary from the amounts shown in Table A-4 as the completed development is occupied, and those amounts will vary in the future as occupancy of RPA 2 changes over time.



## V. ESTIMATED TAXING JURISDICTION REVENUES

This analysis considers three (3) scenarios: it assumes that RPA 2 is either (a) not developed in the foreseeable future; (b) developed as proposed by the Redeveloper, with the TIF as requested; or (c) developed as proposed by the Redeveloper without any TIF financing. All impacts on political subdivisions estimated herein in the various scenarios are estimates only. Actual revenues will vary in any of the scenarios projected herein.

It is possible that RPA 2 could be redeveloped by another developer with a different proposal, with or without TIF; it is also possible that RPA 2 could be developed by this Redeveloper with TIF in an amount less than requested. This analysis does not consider either of those alternate possibilities. ***This redevelopment as proposed by this Redeveloper will not occur if TIF is not approved.***



## **A. ESTIMATED REAL PROPERTY TAX REVENUES**

Real property tax revenue in excess of revenue calculated using the “base” equalized assessed value (“EAV”) are payments in lieu of taxes or “PILOTs.” PILOTs are TIF Revenues. However, per Missouri statutes, PILOTs do not include (a) the commercial surtax; (b) the state blind pension fund tax; or (c) the sheltered workshop tax. The tables in Appendix B show the estimated economic activity tax impacts of the Redevelopment Project on the political subdivisions whose boundaries for ad valorem taxation purposes include any portion of the Redevelopment Area to be affected by the TIF proposed in the redevelopment plan for the area. The estimates are provided for three (3) scenarios: (a) if the redevelopment does not occur; (b) if the redevelopment occurs with TIF; and (c) if the redevelopment occurs without TIF. Calculations shown with respect to each scenario are based on the estimated assessed values of the real property in RPA 2 shown in Table A-2 and the estimated real property tax rates shown in Table A-1, projected over the anticipated 23-year term of the TIF and for two years thereafter, or through 2043, calculated pursuant to the assumptions discussed above. *Note that the development will not occur if TIF is not approved.*

### **1. No Redevelopment (“No Build” Scenario)**

Table B-1 shows estimated real property tax impact on the affected real property taxing jurisdictions if redevelopment of the property does not occur. This scenario estimates no impact on the taxing jurisdictions—it is assumed that the value of the property will neither increase nor decrease and, based on the assumption that each jurisdiction’s real property tax rate remains flat throughout the analysis period, real property tax revenues also remain flat.

### **2. Redevelopment With TIF (“Build A”)**

Table B-2 shows estimated impact on the affected real property taxing jurisdictions if redevelopment of the property occurs with TIF. Actual revenues will vary from the projections shown herein.

### **3. Redevelopment Without TIF (“Build B”)**

Table B-3 shows estimated impact on the affected real property taxing jurisdictions if redevelopment of the property occurs in the same time frame as the Build A scenario but without TIF. *This scenario is not realistic—the redevelopment will not occur if TIF is not approved.*



**ESTIMATED PERSONAL PROPERTY TAX REVENUES**

No personal property subject to taxation is currently located within the Redevelopment Area. Assessed values of personal property ultimately located within RPA 2 will vary widely from year to year depending on (a) what personal property is actually owned and used within RPA 2; and (b) the rate at which such personal property is replaced. In addition, various types of personal property depreciate at different rates during different time periods. Therefore, the estimates of personal property tax impact on the affected taxing jurisdictions included herein are *extremely rough* and actual personal property tax revenues will vary widely from those estimated herein in any of the scenarios analyzed.

The tables in Appendix C show the estimated personal property tax impacts of the Redevelopment Project on the political subdivisions whose boundaries for ad valorem taxation purposes include any portion of RPA 2 to be affected by the TIF proposed in the redevelopment plan for the area. The estimates are provided for three (3) scenarios: (a) if the redevelopment does not occur; (b) if the redevelopment occurs with TIF; and (c) if the redevelopment occurs without TIF. Calculations shown with respect to each scenario are based on the assumptions shown in Table A-2 and the tax rates shown in Table A-1 and projected over the anticipated 23-year term of the TIF and for two years thereafter, or through 2043. *Note that the development will not occur if TIF is not approved.*

**1. No Redevelopment ("No Build" Scenario)**

Table C-1 shows estimated impact on the affected personal property taxing jurisdictions if redevelopment of the property does not occur. This scenario estimates no impact on the taxing jurisdictions—as there is no personal property currently located within RPA 2, RPA 2 will continue to produce no personal property tax revenue.

**2. Redevelopment With TIF ("Build A")**

Table C-2 shows estimated impact on the affected personal property taxing jurisdictions if redevelopment of the property occurs with TIF. Actual revenues will vary from the projections shown herein.

**3. Redevelopment Without TIF ("Build B")**

Table C-3 shows estimated impact on the affected personal property taxing jurisdictions if redevelopment of the property occurs in the same time frame as the Build A scenario but without TIF. *Because no personal property tax can be captured as TIF Revenue, Scenarios C-2 and C-3 have the same estimated impacts. This scenario is not realistic—the redevelopment will not occur if TIF is not approved.*

### **ESTIMATED SALES TAX REVENUES**

Retail sales taxes are the most common economic activity tax subject to TIF. As indicated in Table A-3, some sales taxes are subject to TIF and some are not.

As noted above, RPA 2 currently produces no sales tax or other economic activity tax revenue. Economic activity subject to sales tax within RPA 2 upon completion of development will vary from year to year depending on the tenants who actually occupy RPA 2 and local and national economic conditions. Actual sales tax revenues will vary from those estimated herein in any of the scenarios analyzed.

The tables in Appendix D show the estimated "other tax" impacts of the Redevelopment Project on the political subdivisions whose boundaries for sales tax purposes include any portion of RPA 2 to be affected by the TIF proposed in the redevelopment plan for the area. The estimates are provided for three (3) scenarios: (a) if the redevelopment does not occur; (b) if the redevelopment occurs with TIF; and (c) if the redevelopment occurs without TIF. Calculations shown with respect to each scenario are based on the estimated sales anticipated to take place in RPA 2 as shown in Table A-4 and the estimated sales tax rates shown in Table A-3 and projected over the anticipated 23-year term of the TIF and for two years thereafter, or through 2043, calculated pursuant to the assumptions discussed above. *Note that the development will not occur if TIF is not approved.*

#### **1. No Redevelopment ("No Build" Scenario)**

Table D-1 shows estimated sales tax impact on the affected economic activity taxing jurisdictions if redevelopment of the property does not occur. This scenario estimates no impact on the taxing jurisdictions—as there is no tax-generating economic activity currently located within RPA 2, RPA 2 will continue to produce no economic activity tax revenue.

#### **2. Redevelopment With TIF ("Build A")**

Table D-2 shows estimated sales tax impact on the affected economic activity taxing jurisdictions if redevelopment of the property occurs with TIF. *This scenario is not realistic—the redevelopment will not occur if TIF is not approved*

#### **3. Redevelopment Without TIF ("Build B")**

Table D-3 shows estimated sales tax impact on the affected economic activity taxing jurisdictions if redevelopment of the property occurs in the same time frame as the Build A scenario but without TIF. *This scenario is not realistic—the redevelopment will not occur if TIF is not approved.*

*Note that this completed development may displace economic activity tax revenues from other parts of the City and other parts of the affected taxing jurisdictions. Those potential "substitution effects" are ignored in this analysis.*

## **ESTIMATED OTHER ECONOMIC ACTIVITY TAX REVENUES**

As indicated in Table A-3, the City of St. Louis imposes additional taxes that are not traditional retail sales taxes on a variety of activities in the City. Except for the hotel tax and the tourism tax (both of which are imposed on charges for sleeping rooms located in the City), those other taxes produce revenue exclusively for the City of St. Louis. Because no hotel rooms are located in RPA 2, this analysis ignores the hotel tax and the tourism tax.

As noted above, RPA 2 currently produces no economic activity tax revenue. Economic activity subject to tax within RPA 2 upon completion of development will vary from year to year depending on the tenants who actually occupy RPA 2 and local and national economic conditions. Actual tax revenues will vary from those estimated herein in any of the scenarios analyzed.

The tables in Appendix E show the estimated impact on the City of other economic activity taxes imposed by the City for three (3) scenarios: (a) if the redevelopment does not occur; (b) if the redevelopment occurs with TIF; and (c) if the redevelopment occurs without TIF. Calculations shown with respect to each scenario are based on the estimated economic activity subject to the various taxes anticipated to take place in the RPA 2 as shown in Table A-4 and the estimated tax rates shown in Table A-3, projected over the anticipated 23-year term of the TIF and for two years thereafter, or through 2043, calculated pursuant to the assumptions discussed above. *Note that the development will not occur if TIF is not approved.*

### **1. No Redevelopment ("No Build" Scenario)**

Table E-1 shows estimated impact on the affected economic activity taxing jurisdictions if redevelopment of the property does not occur. This scenario estimates no impact on the taxing jurisdictions—as there is no tax-generating economic activity currently located within RPA 2, RPA 2 will continue to produce no economic activity tax revenue.

### **2. Redevelopment With TIF ("Build A")**

Table E-2 shows estimated impact on the affected economic activity taxing jurisdictions if redevelopment of the property occurs with TIF. *This scenario is not realistic—the redevelopment will not occur if TIF is not approved*

### **3. Redevelopment Without TIF ("Build B")**

Table E-3 shows estimated impact on the affected economic activity taxing jurisdictions if redevelopment of the property occurs in the same time frame as the Build A scenario but without TIF. *This scenario is not realistic—the redevelopment will not occur if TIF is not approved.*

*Note that this completed development may displace economic activity tax revenues from other parts of the City and other parts of the affected taxing jurisdictions. Those potential "substitution effects" are ignored in this analysis.*



**APPENDIX A**  
**Table A-1**

**CITY FOUNDRY ST. LOUIS-RPA 2-PROPERTY TAX RATE ASSUMPTIONS**

2016 PROPERTY TAX RATES									
TAXING JURISDICTION	TAX TYPE/ SUBJURISDICTION	BASE RATE		COMMERCIAL SURTAX*		TOTAL TAX			
		BREAK- DOWN	DISTRICT TOTAL	BREAK- DOWN	DISTRICT TOTAL	BREAK- DOWN	DISTRICT TOTAL	BREAK- DOWN	DISTRICT TOTAL
State	Blind Person	\$0.0300	\$0.0300	\$0.0090	\$0.0090	\$0.0390	\$0.0390		
St. Louis Board of Education	General Fund	5.1211	5.1211	1.1740	1.1740	6.2951	6.2951		
Junior College District	General Fund	0.2185	0.2185	0.0700	0.0700	0.2885	0.2885		
Metropolitan Sewer District	General Fund	0.1196	0.1196	0.0730	0.0730	0.1926	0.1926		
Sheltered Workshop	General Fund	0.1500	0.1500	0.0160	0.0160	0.1660	0.1660		
Community Mental Health	General Fund	0.0900	0.0900			0.0900	0.0900		
Community Children's Service	General Fund	0.1900	0.1900			0.1900	0.1900		
Zoo-Museum District**	Zoological Park	0.0799		0.0209		0.1008			
Zoo-Museum District**	Art Museum	0.0799		0.0209		0.1008			
Zoo-Museum District**	Science Center	0.0399	0.2795	0.0104	0.0730	0.0503	0.3525		
Zoo-Museum District**	Botanical Garden	0.0399		0.0104		0.0503			
Zoo-Museum District**	Missouri History Museum	0.0399		0.0104		0.0503			
Public Library District	General Fund	0.5600	0.5600	0.0790	0.0790	0.6390	0.6390		
City of St. Louis	Municipal Purposes	1.0000		0.1460		1.1460			
City of St. Louis	County Purposes	0.3500				0.3500			
City of St. Louis	Hospital Purposes	0.1000	1.6231			0.1000	1.7691		
City of St. Louis	Public Health Purposes	0.0200			0.1460	0.0200			
City of St. Louis	Recreation Purposes	0.0200				0.0200			
City of St. Louis	Interest in Public Debt	0.1331				0.1331			
<b>TOTALS:</b>		<b>\$8.3818</b>	<b>\$8.3818</b>	<b>\$1.6400</b>	<b>\$1.6400</b>	<b>\$10.0218</b>	<b>\$10.0218</b>		

\*Commercial surtax is only applicable to commercial real property--not residential or personal property.

\*\*Assumes surtax is distributed to districts in the future at current proportions.

\*\*\*Assumes surtax is distributed to subdistricts in same proportion as base tax.



**APPENDIX A**  
**Table A-2**

**REAL & PERSONAL PROPERTY VALUE ASSUMPTIONS-RPA 2**

RPA	ELEMENT	BUILDING CHARACTERISTICS			REAL PROPERTY VALUE ASSUMPTIONS				BI-ANNUAL VALUE INCREASE
		BUILDING AREA (SQ. FT.)	COMPLE- TION YEAR	STABIL- IZATION YEAR	VALUE PER SQ. FT. AT STABIL- IZATION*	MARKET VALUE AT STABIL- IZATION	ASSES- MENT RATE	ASSESSED VALUE AT STABIL- IZATION	
2	East New Bldg Office	44,444	2019	2021	\$169	\$7,509,867	32%	\$2,403,157	Varies due to income approach/ varying income increase rates
	West New Bldg Office	100,000	2019	2021	\$167	\$16,741,189	32%	\$5,357,181	
	N Building Retail 1	46,171	2019	2020	\$252	\$11,645,946	32%	\$3,726,703	
	N Building Retail 2	12,789	2019	2021	\$306	\$3,913,434	32%	\$1,252,299	
	East New Bldg Retail	11,111	2019	2021	\$275	\$3,060,000	32%	\$979,200	
TOTAL ESTIMATED FUTURE VALUES AT STABILIZATION:						\$42,870,436		\$13,718,539	
2	TOTAL ESTIMATED BASE VALUES (2017):**					\$1,082,923	32%	\$346,535	

\*Estimated using income approach; assumes stabilization in 2021.

\*\*Base EAV is estimated--Assessor has not yet apportioned existing property value within the proposed new RPA 2 boundaries.

RPA	ELEMENT	BUILDING CHARACTERISTICS			PERSONAL PROPERTY VALUE ASSUMPTIONS				BI-ANNUAL VALUE INCREASE*
		BUILDING AREA (SQ. FT.)	COMPLE- TION YEAR	STABIL- IZATION YEAR	VALUE PER SQ. FT. AT STABIL- IZATION*	MARKET VALUE AT STABIL- IZATION	ASSES- MENT RATE	ASSESSED VALUE AT STABIL- IZATION	
2	East New Bldg Office	44,444	2019	2021	\$8	\$355,556	33.33%	\$118,507	SEE NOTE BELOW.
	West New Bldg Office	100,000	2019	2021	\$8	\$800,000	33.33%	\$266,640	
	N Building Retail 1	46,171	2019	2020	\$14	\$646,394	33.33%	\$215,443	
	N Building Retail 2	12,789	2019	2021	\$10	\$127,890	33.33%	\$42,626	
	East New Bldg Retail	11,111	2019	2021	\$10	\$111,111	33.33%	\$37,033	
TOTAL ESTIMATED FUTURE VALUES AT STABILIZATION:						\$2,040,951		\$680,249	
2	TOTAL ESTIMATED BASE VALUES (2017):**					\$0	33.33%	\$0	

\*Assumes personal property cost grows at 2%/year but, due to depreciation & replacement schedule variations, analysis assumes average value each year is 50% of initial value.

All amounts shown in the above tables are estimates only. Actual market values, assessed values, and rates of increase will vary from those shown above.

**APPENDIX A**  
**Table A-3**

**CITY OF ST. LOUIS ECONOMIC ACTIVITY TAXES**

As of City FY18 Budget

<b>SALES TAXES IN CITY:*</b>	<b>Rate</b>	<b>INCLUDED IN "TIF EATs"***</b>	<b>TAXES AVAILABLE TO CITY</b>
State of Missouri	4.225%	-	1.000%
City - General Fund	1.000%	0.375%	0.375%
City - General Fund	0.375%	0.500%	0.500%
City - Transportation	0.500%	0.500%	0.500%
City - Capital Improvements	0.500%	-	-
MetroLink	0.500%	0.100%	0.050%
Metro Parks District	0.100%	-	-
Bd of Education Transitional	0.666%	0.125%	0.125%
City - Park and Recreation	0.125%	0.500%	0.500%
City - Public Safety Sales Tax	0.500%	-	0.075%
City - Economic Development**	0.500%	-	-
City Metro Parks (Arch):	0.188%	-	-
<b>Base Sales Tax Rate</b>	<b>9.179%</b>	<b>3.100%</b>	<b>3.625%</b>

\*Sales tax on sleeping room charges NOT included in ANY TIF EATs

\*\*Economic development sales tax revenues are NOT TIF EATs per 67.1305 RSMo.

\*\*\*TDD and CID Sales Taxes may be included as EATs at the election of the districts.

<b>SALES TAXES-- SPECIAL DISTRICTS:*</b>	<b>Rate</b>	<b>INCLUDED IN "TIF EATs"****</b>	<b>TAXES AVAILABLE TO CITY</b>
Foundry CID:	1.000%	0.500%	-
Foundry TDD:	1.000%	0.500%	-
City - General Fund	0.375%	0.375%	0.375%

<b>OTHER ECONOMIC ACTIVITY TAXES:</b>	<b>Rate</b>	<b>INCLUDED IN "TIF EATs"***</b>	<b>TAXES AVAILABLE TO CITY</b>
Restaurant tax:	1.500%	1.500%	1.500%
Utility tax (commercial):	10.000%	10.000%	10.000%
Earnings tax:	1.000%	1.000%	1.000%
Payroll expense tax:	0.500%	0.500%	0.500%
Parking gross receipts tax:	5.000%	5.000%	5.000%
Entertainment license tax:	5.000%	5.000%	5.000%
Hotel room sales tax:	3.500%	-	3.500%
Hotel tax--CVC:****	2.750%	-	-
Tourism tax--RAC:****	1.000%	-	-

\*\*\*\*The Regional Arts Commission receives 4/15 of the 3.75% tourism tax; the Regional Convention and Visitors Commission receives the remainder.

**APPENDIX A**  
**Table A-4**

**ECONOMIC ACTIVITY TAX BASE ASSUMPTIONS--RPA 2**

		RETAIL SALES					
RPA ELEMENT	RETAIL SALES/ LEASABLE SQ. FT.	SUBJ. TO REST. TAX	ES- CALA- TION/ YEAR	% OF STABILIZED PER YEAR			
				1	2	3+	
<b>2</b>	East New Bldg Office	N/A	N/A	20%	80%	92%	
	West New Bldg Office	N/A	N/A	20%	80%	92%	
	N Building Theater	\$201	80%	20%	80%	97%	
	N Building Retail	\$441	N/A	20%	80%	97%	
	East New Bldg Retail	\$441	N/A	20%	80%	97%	

		UTILITY SALES					
RPA ELEMENT	UTILITY SALES/ GROSS SQ. FT.	ESCA- TION/ YEAR	% OF STABILIZED PER YEAR				
			1	2	3+		
<b>2</b>	East New Bldg Office	\$2.00	1.0%	20%	80%	92%	
	West New Bldg Office	\$2.00	1.0%	20%	80%	92%	
	N Building Theater	\$3.00	1.0%	20%	80%	97%	
	N Building Retail	\$2.00	1.0%	20%	80%	97%	
	East New Bldg Retail	\$3.00	1.0%	20%	80%	97%	

		JOBS & WAGES					
RPA ELEMENT	JOBS/ 1,000 SQ. FT.	AVG. WAGES/ YEAR	ESCA- TION/ YEAR	% OF STABILIZED PER YEAR			
				1	2	3+	
<b>2</b>	East New Bldg Office	\$60,000	2.00%	60%	80%	92%	
	West New Bldg Office	\$60,000	2.00%	60%	80%	92%	
	N Building Theater	\$28,000	2.00%	60%	80%	97%	
	N Building Retail	\$28,000	2.00%	60%	80%	97%	
	East New Bldg Retail	\$28,000	2.00%	60%	80%	97%	

All amounts shown in the above tables are estimates only. Actual operating performance and actual retail sales, utility sales, and wages will vary from those shown above.



# APPENDIX B Table B-1

## REAL PROPERTY TAX-RPA 2 IS NOT DEVELOPED

ESTIMATED TAX BASE				TAXING JURISDICTION													TOTAL COMMER- CIAL TAX
TIF YEAR	Market Value	Assessed Value	State Blind Pension	St. Louis Board of Education	Junior College District	Metro- pollen Sewer District	Sheltered Workshop	Community Mental Health	Community Children's Service	Zoo- logical Park	Art Museum	Science Center	Botanical Garden	Museum History	Public Library District	City of St. Louis	
Base Tax Rates \$100 AV (with Surtax):			\$0.0300	\$5,1211	\$0.2165	\$0.1196	\$0.1500	\$0.0900	\$0.1900	\$0.0799	\$0.0799	\$0.0399	\$0.0399	\$0.0399	\$0.5600	\$1.6231	\$8,3818
Surtax Rates \$100 AV:			\$0.0090	\$1,1740	\$0.0700	\$0.0730	\$0.0160	\$0.0000	\$0.1900	\$0.0730	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0790	\$0.1460	\$1,6400
Base:	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$6,131	\$34,729
1	2018	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
2	2019	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
3	2020	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
4	2021	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
5	2022	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
6	2023	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
7	2024	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
8	2025	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
9	2026	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
10	2027	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
11	2028	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
12	2029	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
13	2030	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
14	2031	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
15	2032	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
16	2033	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
17	2034	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
18	2035	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
19	2036	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
20	2037	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
21	2038	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
22	2039	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
23	2040	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
24	2041	\$1,082,923	\$346,535	\$1,035	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$2,214	\$6,131	\$34,729
TOTALS - TIF TERM:			\$3,344	\$523,554	\$23,994	\$16,018	\$13,806	\$7,485	\$15,902	\$12,716	\$6,645	\$3,318	\$3,318	\$3,318	\$53,145	\$147,133	\$833,498
AVGS - TIF TERM:			\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$6,131	\$34,729
ANNUAL AFTER TIF:	\$1,082,923	\$346,535	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$6,131	\$34,729

**ASSUMPTIONS & NOTES:**  
Excludes collection fee deductions.  
See Tables A-1 and A-2 for additional assumptions.  
Assumes that TIF is effective after January 1, 2018 and ends sometime in 2041. This analysis makes no adjustments for partial years.



**REAL PROPERTY TAX-DEVELOPMENT IS COMPLETED AS PROPOSED WITH TIF**

TIF YEAR	ESTIMATED TAX BASE			TRAINING JURISDICTION																TOTAL COMMER- CIAL TAX
	Market Value	Assessed Value		State Bond Pension	St Louis of Bond Education	Junior College District	Metro- politan Sevier District	Sheldon Workshop	Community Mental Health	Community Children's Service	Zoo- logical Park	Art Museum	Science Center	Botanical Garden	Museum History	Public Library	City of St Louis			
Year																				
Base Tax Rates/100 AV (with Surtax):				\$0.0300	\$5.1740	\$0.2155	\$0.1195	\$0.1500	\$0.0900	\$0.1900	\$0.0799	\$0.0079	\$0.0099	\$0.0399	\$0.0399	\$0.0399	\$0.0670	\$1.6231		
Surtax Rates/100 AV:				\$0.0300	\$1.7400	\$0.0700	\$0.0730	\$0.0150	\$0.0000	\$0.0000	\$0.0730	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0500	\$8.3818		
TOTAL RATE:				\$0.0330	\$6.2951	\$0.2855	\$0.1926	\$0.1650	\$0.0900	\$0.1900	\$0.1529	\$0.0799	\$0.0099	\$0.0399	\$0.0399	\$0.0399	\$0.117691	\$14.0278		
Base:				\$1,082,923	\$346,535	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$138	\$2,214	\$34,729		
1	2018	\$1,082,923	\$346,535	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$138	\$2,214	\$34,729		
2	2019	\$1,578,304	\$476,609	\$130	\$21,998	\$4,771	\$3,974	\$8,095	\$312	\$658	\$3,337	\$277	\$138	\$138	\$138	\$138	\$5,723	\$47,178		
3	2020	\$3,047,808	\$935,218	\$30	\$192,249	\$7,584	\$7,534	\$16,150	\$312	\$658	\$7,397	\$277	\$138	\$138	\$138	\$138	\$9,646	\$260,917		
4	2021	\$3,870,399	\$1,149,048	\$4,649	\$162,264	\$8,778	\$8,179	\$16,020	\$312	\$658	\$8,641	\$277	\$138	\$138	\$138	\$138	\$10,992	\$22,353		
5	2022	\$4,325,804	\$1,318,539	\$5,360	\$178,802	\$10,360	\$10,429	\$16,020	\$312	\$658	\$10,281	\$277	\$138	\$138	\$138	\$138	\$12,778	\$22,555		
6	2023	\$4,210,436	\$1,318,539	\$5,360	\$178,802	\$10,360	\$10,429	\$16,020	\$312	\$658	\$10,281	\$277	\$138	\$138	\$138	\$138	\$12,778	\$22,555		
7	2024	\$4,665,086	\$1,318,539	\$5,574	\$185,544	\$10,762	\$10,448	\$22,776	\$312	\$658	\$10,711	\$277	\$138	\$138	\$138	\$138	\$13,232	\$26,492		
8	2025	\$4,665,086	\$1,318,539	\$5,574	\$185,544	\$10,762	\$10,448	\$22,776	\$312	\$658	\$10,711	\$277	\$138	\$138	\$138	\$138	\$13,232	\$26,492		
9	2026	\$4,648,548	\$1,487,556	\$5,801	\$192,383	\$11,170	\$11,273	\$24,633	\$312	\$658	\$11,136	\$277	\$138	\$138	\$138	\$138	\$13,692	\$27,343		
10	2027	\$4,648,548	\$1,487,556	\$5,801	\$192,383	\$11,170	\$11,273	\$24,633	\$312	\$658	\$11,136	\$277	\$138	\$138	\$138	\$138	\$13,692	\$27,343		
11	2028	\$4,830,280	\$1,548,160	\$6,038	\$199,501	\$11,594	\$11,716	\$25,700	\$312	\$658	\$11,579	\$277	\$138	\$138	\$138	\$138	\$14,171	\$28,228		
12	2029	\$4,830,280	\$1,548,160	\$6,038	\$199,501	\$11,594	\$11,716	\$25,700	\$312	\$658	\$11,579	\$277	\$138	\$138	\$138	\$138	\$14,171	\$28,228		
13	2030	\$5,032,476	\$16,112,792	\$6,284	\$206,511	\$12,036	\$12,177	\$26,747	\$312	\$658	\$12,039	\$277	\$138	\$138	\$138	\$138	\$14,670	\$29,146		
14	2031	\$5,032,476	\$16,112,792	\$6,284	\$206,511	\$12,036	\$12,177	\$26,747	\$312	\$658	\$12,039	\$277	\$138	\$138	\$138	\$138	\$14,670	\$29,146		
15	2032	\$5,240,521	\$16,769,668	\$6,540	\$214,622	\$12,496	\$12,556	\$27,638	\$312	\$658	\$12,519	\$277	\$138	\$138	\$138	\$138	\$15,189	\$30,106		
16	2033	\$5,240,521	\$16,769,668	\$6,540	\$214,622	\$12,496	\$12,556	\$27,638	\$312	\$658	\$12,519	\$277	\$138	\$138	\$138	\$138	\$15,189	\$30,106		
17	2034	\$5,450,682	\$17,440,338	\$6,802	\$222,496	\$12,966	\$13,146	\$28,951	\$312	\$658	\$13,008	\$277	\$138	\$138	\$138	\$138	\$15,719	\$31,088		
18	2035	\$5,450,682	\$17,440,338	\$6,802	\$222,496	\$12,966	\$13,146	\$28,951	\$312	\$658	\$13,008	\$277	\$138	\$138	\$138	\$138	\$15,719	\$31,088		
19	2036	\$5,678,818	\$18,172,514	\$7,087	\$231,093	\$13,478	\$13,680	\$30,167	\$312	\$658	\$13,543	\$277	\$138	\$138	\$138	\$138	\$16,297	\$32,157		
20	2037	\$5,678,818	\$18,172,514	\$7,087	\$231,093	\$13,478	\$13,680	\$30,167	\$312	\$658	\$13,543	\$277	\$138	\$138	\$138	\$138	\$16,297	\$32,157		
21	2038	\$5,970,468	\$18,934,550	\$7,384	\$240,038	\$14,011	\$14,237	\$31,431	\$312	\$658	\$14,099	\$277	\$138	\$138	\$138	\$138	\$16,899	\$33,269		
22	2039	\$5,970,468	\$18,934,550	\$7,384	\$240,038	\$14,011	\$14,237	\$31,431	\$312	\$658	\$14,099	\$277	\$138	\$138	\$138	\$138	\$16,899	\$33,269		
23	2040	\$6,164,612	\$19,727,556	\$7,684	\$249,348	\$14,566	\$14,816	\$32,748	\$312	\$658	\$14,678	\$277	\$138	\$138	\$138	\$138	\$17,525	\$34,427		
24	2041	\$6,164,612	\$19,727,556	\$7,684	\$249,348	\$14,566	\$14,816	\$32,748	\$312	\$658	\$14,678	\$277	\$138	\$138	\$138	\$138	\$17,525	\$34,427		
TOTALS - TIF TERM:				\$139,420	\$4,622,008	\$268,413	\$270,912	\$593,426	\$7,485	\$15,002	\$267,610	\$6,645	\$3,316	\$3,318	\$3,318	\$3,318	\$328,989	\$656,921	\$7,188,389	
ANNUAL AFTER TIF:				\$6,809	\$199,827	\$11,164	\$11,288	\$34,726	\$7,485	\$15,002	\$267,610	\$6,645	\$3,316	\$3,318	\$3,318	\$3,318	\$13,708	\$27,372	\$289,516	
				\$6,976	\$1,293,915	\$59,295	\$39,585	\$34,716	\$18,498	\$39,050	\$31,425	\$16,422	\$8,201	\$8,201	\$8,201	\$8,201	\$131,333	\$365,601	\$3,039,770	

# APPENDIX B Table B-3

## REAL PROPERTY TAX-DEVELOPMENT IS COMPLETED AS PROPOSED WITHOUT TIF

TIF YEAR	ESTIMATED TAX BASE				TAXING JURISDICTION														TOTAL COMMER- CIAL TAX
	Year	Market Value	Assessed Value	State Blind Pension	St. Louis Board of Education	Junior College District	Metro- pollen Sewer District	Sheltered Workshop	Community Mental Health	Community Children's Service	Zoo- logical Park	Art Museum	Science Center	Botanical Garden	Missouri History Museum	Public Library District	City of St. Louis		
Base Tax Rates \$100 AV (with Surtax):					\$0.0300	\$5.1211	\$0.2185	\$0.1196	\$0.1500	\$0.0900	\$0.1900	\$0.0799	\$0.0799	\$0.0399	\$0.0399	\$0.0399	\$0.5600	\$1.6231	\$8.3818
Surtax Rates \$100 AV:					\$0.0090	\$1.1740	\$0.0700	\$0.0730	\$0.0160	\$0.0000	\$0.0070	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0790	\$0.1460	\$1.6400
TOTAL RATE:					\$0.0390	\$6.2951	\$0.2885	\$0.1926	\$0.1660	\$0.0900	\$0.1900	\$0.0799	\$0.0399	\$0.0399	\$0.0399	\$0.0399	\$0.6390	\$1.7691	\$10.0218
Base:					\$135	\$21.815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$6,131	\$34,729
1	2018	\$1,082,923	\$346,535	\$135	\$21.815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$138	\$2,214	\$6,131	\$34,729
2	2019	\$1,529,404	\$4,876,609	\$1,902	\$306,987	\$14,089	\$3,392	\$8,095	\$4,389	\$9,286	\$7,456	\$3,896	\$1,946	\$1,946	\$1,946	\$1,946	\$31,162	\$86,272	\$488,724
3	2020	\$30,478,808	\$9,753,218	\$3,804	\$613,975	\$28,138	\$18,785	\$16,190	\$8,778	\$18,531	\$14,913	\$7,793	\$3,892	\$3,892	\$3,892	\$3,892	\$62,323	\$172,544	\$977,448
4	2021	\$35,806,399	\$11,458,048	\$4,469	\$721,296	\$33,056	\$22,068	\$19,020	\$10,312	\$21,770	\$17,519	\$9,155	\$4,572	\$4,572	\$4,572	\$4,572	\$73,217	\$202,704	\$1,148,303
5	2022	\$42,870,436	\$13,718,539	\$5,350	\$863,596	\$39,578	\$26,422	\$22,773	\$12,347	\$26,085	\$20,976	\$10,961	\$5,474	\$5,474	\$5,474	\$5,474	\$87,681	\$242,695	\$1,374,845
6	2023	\$42,870,436	\$13,718,539	\$5,350	\$863,596	\$39,578	\$26,422	\$22,773	\$12,347	\$26,085	\$20,976	\$10,961	\$5,474	\$5,474	\$5,474	\$5,474	\$87,681	\$242,695	\$1,374,845
7	2024	\$44,665,086	\$14,292,828	\$5,574	\$899,748	\$41,235	\$27,528	\$23,726	\$12,864	\$27,156	\$21,854	\$11,420	\$5,703	\$5,703	\$5,703	\$5,703	\$91,331	\$252,854	\$1,432,399
8	2025	\$44,665,086	\$14,292,828	\$5,574	\$899,748	\$41,235	\$27,528	\$23,726	\$12,864	\$27,156	\$21,854	\$11,420	\$5,703	\$5,703	\$5,703	\$5,703	\$91,331	\$252,854	\$1,432,399
9	2026	\$46,485,488	\$14,875,356	\$5,801	\$936,419	\$42,915	\$28,650	\$24,693	\$13,388	\$28,263	\$22,744	\$11,885	\$5,935	\$5,935	\$5,935	\$5,935	\$95,054	\$263,160	\$1,490,778
10	2027	\$46,485,488	\$14,875,356	\$5,801	\$936,419	\$42,915	\$28,650	\$24,693	\$13,388	\$28,263	\$22,744	\$11,885	\$5,935	\$5,935	\$5,935	\$5,935	\$95,054	\$263,160	\$1,490,778
11	2028	\$48,380,280	\$15,481,690	\$6,038	\$974,588	\$44,665	\$29,818	\$25,700	\$13,934	\$29,415	\$23,672	\$12,370	\$6,177	\$6,177	\$6,177	\$6,177	\$98,928	\$273,887	\$1,551,544
12	2029	\$48,380,280	\$15,481,690	\$6,038	\$974,588	\$44,665	\$29,818	\$25,700	\$13,934	\$29,415	\$23,672	\$12,370	\$6,177	\$6,177	\$6,177	\$6,177	\$98,928	\$273,887	\$1,551,544
13	2030	\$50,352,476	\$16,112,792	\$6,294	\$1,014,316	\$46,485	\$31,033	\$26,747	\$14,502	\$30,614	\$24,636	\$12,874	\$6,429	\$6,429	\$6,429	\$6,429	\$102,961	\$285,051	\$1,614,792
14	2031	\$50,352,476	\$16,112,792	\$6,294	\$1,014,316	\$46,485	\$31,033	\$26,747	\$14,502	\$30,614	\$24,636	\$12,874	\$6,429	\$6,429	\$6,429	\$6,429	\$102,961	\$285,051	\$1,614,792
15	2032	\$52,405,211	\$16,769,668	\$6,540	\$1,055,667	\$48,380	\$32,298	\$27,838	\$15,093	\$31,882	\$25,641	\$13,399	\$6,691	\$6,691	\$6,691	\$6,691	\$107,158	\$296,672	\$1,680,623
16	2033	\$52,405,211	\$16,769,668	\$6,540	\$1,055,667	\$48,380	\$32,298	\$27,838	\$15,093	\$31,882	\$25,641	\$13,399	\$6,691	\$6,691	\$6,691	\$6,691	\$107,158	\$296,672	\$1,680,623
17	2034	\$54,501,682	\$17,440,538	\$6,802	\$1,097,899	\$50,316	\$33,590	\$28,951	\$15,699	\$33,137	\$26,667	\$13,935	\$6,959	\$6,959	\$6,959	\$6,959	\$111,445	\$306,541	\$1,747,856
18	2035	\$54,501,682	\$17,440,538	\$6,802	\$1,097,899	\$50,316	\$33,590	\$28,951	\$15,699	\$33,137	\$26,667	\$13,935	\$6,959	\$6,959	\$6,959	\$6,959	\$111,445	\$306,541	\$1,747,856
19	2036	\$56,789,418	\$18,172,614	\$7,087	\$1,143,984	\$52,428	\$35,000	\$30,167	\$16,355	\$34,528	\$27,786	\$14,520	\$7,251	\$7,251	\$7,251	\$7,251	\$116,123	\$321,492	\$1,821,223
20	2037	\$56,789,418	\$18,172,614	\$7,087	\$1,143,984	\$52,428	\$35,000	\$30,167	\$16,355	\$34,528	\$27,786	\$14,520	\$7,251	\$7,251	\$7,251	\$7,251	\$116,123	\$321,492	\$1,821,223
21	2038	\$59,170,468	\$18,934,550	\$7,384	\$1,191,949	\$54,626	\$36,468	\$31,431	\$17,041	\$35,976	\$28,951	\$15,129	\$7,555	\$7,555	\$7,555	\$7,555	\$120,992	\$334,971	\$1,897,583
22	2039	\$59,170,468	\$18,934,550	\$7,384	\$1,191,949	\$54,626	\$36,468	\$31,431	\$17,041	\$35,976	\$28,951	\$15,129	\$7,555	\$7,555	\$7,555	\$7,555	\$120,992	\$334,971	\$1,897,583
23	2040	\$61,648,612	\$19,727,556	\$7,694	\$1,241,869	\$56,914	\$37,995	\$32,748	\$17,755	\$37,482	\$30,163	\$15,762	\$7,871	\$7,871	\$7,871	\$7,871	\$126,059	\$349,000	\$1,927,056
24	2041	\$61,648,612	\$19,727,556	\$7,694	\$1,241,869	\$56,914	\$37,995	\$32,748	\$17,755	\$37,482	\$30,163	\$15,762	\$7,871	\$7,871	\$7,871	\$7,871	\$126,059	\$349,000	\$1,927,056
TOTALS-TIF TERM:					\$139,420	\$22,504,143	\$1,031,249	\$688,519	\$593,428	\$321,738	\$678,225	\$546,597	\$285,632	\$142,637	\$142,637	\$142,637	\$2,284,340	\$6,324,297	\$35,826,599
ANNUAL AFTER TIF:					\$8,016	\$1,293,825	\$59,295	\$39,585	\$34,118	\$19,498	\$39,050	\$31,425	\$16,422	\$8,201	\$8,201	\$8,201	\$131,333	\$363,601	\$2,059,770

### ASSUMPTIONS & NOTES:

Excludes collection fee reductions  
See Tables A-1 and A-2 for additional assumptions  
Assumes that TIF is effective after January 1, 2018 and ends sometime in 2041. This analysis makes no adjustments for partial years.



**APPENDIX C**  
**Table C-1**

**PERSONAL PROPERTY TAX-RPA 2 IS NOT DEVELOPED**

ESTIMATED TAX BASE				TAXING JURISDICTION														TOTAL	
TIF YEAR	Year	Market Value	Assessed Value	State Blind Pension	St. Louis Board of Education	Junior College District	Metropolitan Sewer District	Sheltered Workshop	Community Mental Health	Community Children's Service	Zoo-logical Park	Art Museum	Science Center	Botanical Garden	Missouri History Museum	Public Library District	City of St. Louis	COMMERCIAL TAX	
Base Tax Rates \$100 AV (with Surtax):				\$0.0300	\$0.0000	\$0.2185	\$0.1196	\$0.1500	\$0.0900	\$0.1900	\$0.0799	\$0.0799	\$0.0399	\$0.0000	\$0.0399	\$0.0000	\$0.5600	\$1.6231	\$8,3818
Surtax Rates \$100 AV:				\$0.0300	\$5.1211	\$0.2185	\$0.1196	\$0.1500	\$0.0900	\$0.1900	\$0.0799	\$0.0799	\$0.0399	\$0.0000	\$0.0399	\$0.0000	\$0.5600	\$1.6231	\$8,3818
TOTAL RATE:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Base:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16	2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	2038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	2039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	2041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS-TIF TERM:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AVGS-TIF TERM:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL AFTER TIF:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**ASSUMPTIONS & NOTES:**  
Exclude collection fee deductions  
No special assessment is added to TIF  
Commercial surtax is not applicable to personal property  
Assessed value for personal property is 33.12% of market value  
Analysis assumes that taxable value of personal value is on average 50% of purchase price each year due to varying depreciation and replacement schedules for various types of personal property  
Analysis assumes that property value grows at 2% per year, absent the depreciation and replacement adjustment discussed above  
Assumes that TIF is effective after January 1, 2018 and ends sometime in 2041. This analysis makes no adjustments for partial years.

APPENDIX C  
Table C-2

PERSONAL PROPERTY TAX-DEVELOPMENT IS COMPLETED AS PROPOSED WITH TIF

TIF YEAR	ESTIMATED TAX BASE				TAXING JURISDICTION																TOTAL COMMERCIAL TAX
	Year	Market Value	Assessed Value	Pension	St. Louis Board of Education	Junior College District	Metropolitan Sewer District	Shelton Workshop	Community Mental Health	Community Children's Service	Zoo-logical Park	Art Museum	Science Center	Botanical Garden	Missouri History Museum	Public Library District	City of St. Louis				
Base Tax Rates \$100 AV (with Surtax):				\$0.0300	\$5,121.1	\$0.2185	\$0.1196	\$0.1500	\$0.0900	\$0.1900	\$0.0799	\$0.0799	\$0.0399	\$0.0399	\$0.0399	\$0.0399	\$0.5600	\$1,623.1	\$8,381.8		
Surtax Rates \$100 AV:				\$0.0300	\$5,121.1	\$0.2185	\$0.1196	\$0.1500	\$0.0900	\$0.1900	\$0.0799	\$0.0799	\$0.0399	\$0.0399	\$0.0399	\$0.0399	\$0.5600	\$1,623.1	\$8,381.8		
TOTAL RATE:				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Base:	\$0	\$0	\$0	\$0	\$17,418	\$743	\$407	\$510	\$306	\$646	\$272	\$272	\$136	\$136	\$136	\$1,905	\$5,521	\$28,509			
1	2018	\$2,040,951	\$340,124	\$102	\$17,418	\$743	\$407	\$510	\$306	\$646	\$272	\$272	\$136	\$136	\$136	\$1,905	\$5,521	\$28,509			
2	2019	\$2,040,951	\$340,124	\$102	\$17,418	\$743	\$407	\$510	\$306	\$646	\$272	\$272	\$136	\$136	\$136	\$1,905	\$5,521	\$28,509			
3	2020	\$2,081,770	\$346,927	\$104	\$17,766	\$756	\$415	\$520	\$312	\$659	\$277	\$277	\$138	\$138	\$138	\$1,943	\$5,631	\$29,079			
4	2021	\$2,123,405	\$353,865	\$106	\$18,122	\$773	\$423	\$531	\$318	\$672	\$283	\$283	\$141	\$141	\$141	\$1,982	\$5,744	\$29,660			
5	2022	\$2,165,873	\$360,943	\$108	\$18,484	\$789	\$432	\$541	\$325	\$686	\$288	\$288	\$144	\$144	\$144	\$2,021	\$5,858	\$30,254			
6	2023	\$2,209,191	\$368,162	\$110	\$18,854	\$804	\$440	\$552	\$331	\$700	\$294	\$294	\$147	\$147	\$147	\$2,062	\$5,976	\$30,859			
7	2024	\$2,253,374	\$375,525	\$113	\$19,231	\$821	\$449	\$563	\$338	\$713	\$300	\$300	\$150	\$150	\$150	\$2,103	\$6,095	\$31,476			
8	2025	\$2,298,442	\$383,035	\$115	\$19,616	\$837	\$458	\$575	\$345	\$728	\$306	\$306	\$153	\$153	\$153	\$2,145	\$6,217	\$32,105			
9	2026	\$2,344,411	\$390,686	\$117	\$20,008	\$854	\$467	\$586	\$352	\$742	\$312	\$312	\$156	\$156	\$156	\$2,188	\$6,341	\$32,747			
10	2027	\$2,391,299	\$398,510	\$120	\$20,408	\$871	\$477	\$598	\$359	\$757	\$318	\$318	\$159	\$159	\$159	\$2,232	\$6,468	\$33,402			
11	2028	\$2,439,125	\$406,480	\$122	\$20,816	\$888	\$486	\$610	\$366	\$772	\$325	\$325	\$162	\$162	\$162	\$2,276	\$6,598	\$34,070			
12	2029	\$2,487,907	\$414,610	\$124	\$21,233	\$906	\$496	\$622	\$373	\$788	\$331	\$331	\$165	\$165	\$165	\$2,322	\$6,730	\$34,752			
13	2030	\$2,537,686	\$422,902	\$127	\$21,657	\$924	\$506	\$634	\$381	\$804	\$338	\$338	\$168	\$168	\$168	\$2,368	\$6,864	\$35,447			
14	2031	\$2,588,419	\$431,960	\$129	\$22,090	\$943	\$516	\$647	\$388	\$820	\$345	\$345	\$172	\$172	\$172	\$2,416	\$7,001	\$36,156			
15	2032	\$2,640,187	\$439,987	\$132	\$22,532	\$961	\$526	\$660	\$396	\$836	\$352	\$352	\$176	\$176	\$176	\$2,464	\$7,141	\$36,879			
16	2033	\$2,692,991	\$448,787	\$135	\$22,983	\$981	\$537	\$673	\$404	\$853	\$359	\$359	\$179	\$179	\$179	\$2,513	\$7,284	\$37,616			
17	2034	\$2,746,851	\$457,763	\$137	\$23,442	\$1,000	\$547	\$687	\$412	\$870	\$366	\$366	\$183	\$183	\$183	\$2,563	\$7,430	\$38,369			
18	2035	\$2,801,788	\$466,918	\$140	\$23,911	\$1,020	\$556	\$700	\$420	\$887	\$373	\$373	\$186	\$186	\$186	\$2,615	\$7,579	\$39,136			
19	2036	\$2,857,824	\$476,296	\$143	\$24,390	\$1,041	\$570	\$714	\$429	\$905	\$381	\$381	\$190	\$190	\$190	\$2,667	\$7,730	\$39,919			
20	2037	\$2,914,980	\$485,781	\$145	\$24,877	\$1,061	\$581	\$729	\$437	\$923	\$388	\$388	\$194	\$194	\$194	\$2,720	\$7,885	\$40,717			
21	2038	\$2,973,280	\$495,497	\$149	\$25,375	\$1,083	\$593	\$743	\$446	\$941	\$396	\$396	\$198	\$198	\$198	\$2,775	\$8,042	\$41,532			
22	2039	\$3,032,745	\$505,407	\$152	\$25,882	\$1,104	\$604	\$758	\$455	\$960	\$404	\$404	\$202	\$202	\$202	\$2,830	\$8,203	\$42,362			
23	2040	\$3,093,400	\$515,515	\$155	\$26,400	\$1,126	\$617	\$773	\$464	\$979	\$412	\$412	\$206	\$206	\$206	\$2,887	\$8,367	\$43,209			
24	2041	\$3,155,268	\$525,825	\$158	\$26,928	\$1,149	\$629	\$789	\$473	\$999	\$420	\$420	\$210	\$210	\$210	\$2,945	\$8,535	\$44,074			
TOTALS-TIF TERM:				\$2,693	\$502,429	\$27,437	\$11,734	\$14,716	\$8,830	\$16,641	\$7,839	\$7,839	\$3,915	\$3,915	\$3,915	\$54,041	\$159,240	\$823,328	\$823,328		
AVGS-TIF TERM:				\$123	\$20,934	\$893	\$489	\$613	\$366	\$777	\$327	\$327	\$163	\$163	\$163	\$2,289	\$6,635	\$34,264	\$34,264		
ANNUAL AFTER TIF:				\$161	\$27,467	\$1,172	\$641	\$805	\$483	\$10,019	\$429	\$429	\$214	\$214	\$214	\$3,004	\$8,705	\$44,955	\$44,955		

ASSUMPTIONS & NOTES:

Excludes collection fee deductions  
No personal property tax is subject to TIF  
Commercial surtax is not applicable to personal property  
Assessed value for personal property is 33 1/3% of market value  
Analysis assumes that taxable value of personal value is on average 90% of purchase price each year due to varying depreciation and replacement schedules for various types of personal property  
Analysis assumes that personal property value grows at 2% per year, absent the depreciation and replacement adjustment discussed above  
Assumes that TIF is effective after January 1, 2016 and ends sometime in 2041. This analysis makes no adjustments for partial years.



APPENDIX C  
Table C-3

PERSONAL PROPERTY TAX-DEVELOPMENT IS COMPLETED AS PROPOSED WITHOUT TIF

TIF YEAR	ESTIMATED TAX BASE				TAXING JURISDICTION														TOTAL COMMERCIAL TAX
	Year	Market Value	Assessed Value	State Blind Pension	St. Louis Board of Education	Junior College District	Metro- pollen Sewer District	Sheltered Workshop	Community Mental Health	Community Children's Service	Zoo- logical Park	Art Museum	Science Center	Botanical Garden	Mesouri History Museum	Public Library District	City of St. Louis		
Base Tax Rates:100 Av. (with Surtax):				\$0.0300	\$5.1211	\$0.2185	\$0.1196	\$0.1500	\$0.0900	\$0.1900	\$0.0799	\$0.0799	\$0.0399	\$0.0399	\$0.0399	\$0.0399	\$0.0399	\$1.6231	\$0.0000
Surtax Rates:100 Av.:				\$0.0300	\$0.0000	\$0.2185	\$0.1196	\$0.1500	\$0.0900	\$0.1900	\$0.0799	\$0.0799	\$0.0399	\$0.0399	\$0.0399	\$0.0399	\$0.0399	\$1.6231	\$0.0000
TOTAL RATE:				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1.6231	\$0.0000
Base:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1	2018	\$2,040,951	\$340,124	\$102	\$17,418	\$743	\$407	\$510	\$306	\$646	\$272	\$272	\$136	\$136	\$136	\$1,905	\$5,521	\$28,509	
2	2019	\$2,091,770	\$346,927	\$104	\$17,766	\$758	\$415	\$520	\$312	\$659	\$277	\$277	\$138	\$138	\$138	\$1,943	\$5,631	\$29,079	
3	2020	\$2,123,405	\$353,865	\$106	\$18,122	\$773	\$423	\$531	\$318	\$672	\$283	\$283	\$141	\$141	\$141	\$1,982	\$5,744	\$29,660	
4	2021	\$2,165,873	\$360,943	\$108	\$18,484	\$789	\$432	\$541	\$325	\$686	\$288	\$288	\$144	\$144	\$144	\$2,021	\$5,858	\$30,254	
5	2022	\$2,209,191	\$368,162	\$110	\$18,854	\$804	\$440	\$552	\$331	\$700	\$294	\$294	\$147	\$147	\$147	\$2,062	\$5,978	\$30,859	
6	2023	\$2,252,374	\$373,525	\$113	\$19,231	\$821	\$449	\$563	\$338	\$713	\$300	\$300	\$150	\$150	\$150	\$2,103	\$6,095	\$31,476	
7	2024	\$2,298,442	\$383,035	\$115	\$19,616	\$837	\$458	\$575	\$345	\$728	\$306	\$306	\$153	\$153	\$153	\$2,145	\$6,218	\$32,105	
8	2025	\$2,344,411	\$390,596	\$117	\$20,008	\$854	\$467	\$586	\$352	\$742	\$312	\$312	\$156	\$156	\$156	\$2,188	\$6,341	\$32,747	
9	2026	\$2,391,299	\$398,510	\$120	\$20,408	\$871	\$477	\$598	\$359	\$757	\$318	\$318	\$159	\$159	\$159	\$2,232	\$6,468	\$33,402	
10	2027	\$2,439,125	\$406,480	\$122	\$20,816	\$888	\$486	\$610	\$366	\$772	\$325	\$325	\$162	\$162	\$162	\$2,276	\$6,598	\$34,070	
11	2028	\$2,487,907	\$414,610	\$124	\$21,233	\$906	\$496	\$622	\$373	\$788	\$331	\$331	\$165	\$165	\$165	\$2,322	\$6,730	\$34,752	
12	2029	\$2,537,666	\$422,802	\$127	\$21,657	\$924	\$506	\$634	\$381	\$804	\$338	\$338	\$169	\$169	\$169	\$2,368	\$6,864	\$35,447	
13	2030	\$2,587,866	\$432,802	\$127	\$22,087	\$943	\$516	\$647	\$398	\$820	\$345	\$345	\$172	\$172	\$172	\$2,416	\$7,001	\$36,156	
14	2031	\$2,598,419	\$439,987	\$132	\$22,532	\$961	\$526	\$660	\$396	\$836	\$352	\$352	\$176	\$176	\$176	\$2,464	\$7,141	\$36,879	
15	2032	\$2,640,187	\$449,987	\$135	\$22,983	\$981	\$537	\$673	\$404	\$853	\$359	\$359	\$179	\$179	\$179	\$2,513	\$7,284	\$37,616	
16	2033	\$2,692,991	\$448,787	\$136	\$23,442	\$1,000	\$547	\$687	\$412	\$870	\$366	\$366	\$183	\$183	\$183	\$2,563	\$7,430	\$38,369	
17	2034	\$2,746,851	\$457,763	\$137	\$23,911	\$1,020	\$558	\$700	\$420	\$887	\$373	\$373	\$186	\$186	\$186	\$2,615	\$7,579	\$39,139	
18	2035	\$2,801,788	\$466,918	\$140	\$23,911	\$1,020	\$558	\$700	\$420	\$887	\$373	\$373	\$186	\$186	\$186	\$2,615	\$7,579	\$39,139	
19	2036	\$2,857,824	\$476,256	\$143	\$24,390	\$1,041	\$570	\$714	\$429	\$905	\$381	\$381	\$190	\$190	\$190	\$2,667	\$7,730	\$39,919	
20	2037	\$2,914,980	\$485,781	\$146	\$24,877	\$1,061	\$581	\$729	\$437	\$923	\$388	\$388	\$194	\$194	\$194	\$2,720	\$7,885	\$40,717	
21	2038	\$2,973,280	\$495,497	\$149	\$25,375	\$1,083	\$593	\$743	\$446	\$941	\$396	\$396	\$198	\$198	\$198	\$2,775	\$8,042	\$41,532	
22	2039	\$3,032,745	\$505,407	\$152	\$25,882	\$1,104	\$604	\$758	\$455	\$960	\$404	\$404	\$202	\$202	\$202	\$2,830	\$8,203	\$42,362	
23	2040	\$3,093,400	\$515,515	\$155	\$26,400	\$1,126	\$617	\$773	\$464	\$979	\$412	\$412	\$206	\$206	\$206	\$2,887	\$8,367	\$43,209	
24	2041	\$3,155,288	\$525,825	\$158	\$26,928	\$1,149	\$629	\$789	\$473	\$999	\$420	\$420	\$210	\$210	\$210	\$2,945	\$8,535	\$44,074	
TOTALS-TIF TERM:				\$2,943	\$502,425	\$21,437	\$11,734	\$14,716	\$8,830	\$18,641	\$7,839	\$7,839	\$3,915	\$3,915	\$3,915	\$54,941	\$159,240	\$82,328	
AVGS-TIF TERM:				\$123	\$20,934	\$893	\$489	\$613	\$388	\$777	\$327	\$327	\$163	\$163	\$163	\$2,289	\$6,635	\$34,265	
ANNUAL AFTER TIF:		\$3,218,374	\$536,342	\$161	\$27,487	\$1,172	\$641	\$805	\$483	\$17,019	\$429	\$429	\$214	\$214	\$214	\$3,064	\$8,705	\$44,955	

ASSUMPTIONS & NOTES:

- Excludes collection fee deductions
- No personal property tax is subject to TIF
- Commercial surtax is not applicable to personal property
- Assessed value for personal property is 33 1/3% of market value
- Analysis assumes that taxable value of personal value is on average 95% of purchase price each year due to varying depreciation and replacement schedules for various types of personal property
- Analysis assumes that personal property value grows at 2% per year, absent the depreciation and replacement adjustment discussed above
- Assumes that TIF is effective after January 1, 2016 and ends sometime in 2041. This analysis makes no adjustments for partial years.

**APPENDIX D**  
**Table D-1**

**SALES TAX--RPA 2 IS NOT DEVELOPED**

TIF YEAR	Estimated Sales Subject to Sales Tax	CITY-WIDE TAXING JURISDICTION SALES TAX RATES & TAXES										TOTALS-- CITY-WIDE RATES & TAXES		SPECIAL DISTRICTS		TOTALS-- SPECIAL DISTRICT RATES & TAXES	
		Sales Tax Subject to TIF:	Sales Tax Excluded from TIF:	TOTAL RATE:	State of Missouri	St. Louis Board of Education	Metrolink (GRG)	Metro Parks District (City)	Metro Parks Arch (City)	Metro Parks Arch (City)	City of St. Louis	3.100%	6.079%	1.000%	1.000%		2.000%
Year	Sales Tax Subject to TIF:	Sales Tax Excluded from TIF:	TOTAL RATE:	State of Missouri	St. Louis Board of Education	Metrolink (GRG)	Metro Parks District (City)	Metro Parks Arch (City)	Metro Parks Arch (City)	City of St. Louis	Foundry CID*	Foundry TDD*					
Base:	\$0	\$0	\$0	0.000%	0.000%	0.000%	0.050%	0.000%	0.000%	0.500%	0.000%	0.000%	0.000%	2.000%			
1	2018	\$0	\$0	\$0	4.225%	0.666%	0.500%	0.050%	0.113%	0.075%	3.500%	9.179%	1.000%	2.000%			
2	2019	\$0	\$0	\$0													
3	2020	\$0	\$0	\$0													
4	2021	\$0	\$0	\$0													
5	2022	\$0	\$0	\$0													
6	2023	\$0	\$0	\$0													
7	2024	\$0	\$0	\$0													
8	2025	\$0	\$0	\$0													
9	2026	\$0	\$0	\$0													
10	2027	\$0	\$0	\$0													
11	2028	\$0	\$0	\$0													
12	2029	\$0	\$0	\$0													
13	2030	\$0	\$0	\$0													
14	2031	\$0	\$0	\$0													
15	2032	\$0	\$0	\$0													
16	2033	\$0	\$0	\$0													
17	2034	\$0	\$0	\$0													
18	2035	\$0	\$0	\$0													
19	2036	\$0	\$0	\$0													
20	2037	\$0	\$0	\$0													
21	2038	\$0	\$0	\$0													
22	2039	\$0	\$0	\$0													
23	2040	\$0	\$0	\$0													
24	2041	\$0	\$0	\$0													
TOTALS--TIF TERM:		\$0	\$0	\$0													
AVGS--TIF TERM:		\$0	\$0	\$0													
ANNUAL AFTER TIF:		\$0	\$0	\$0													

**ASSUMPTIONS & NOTES:**  
Excludes collection fee deductions.  
Assumes that TIF is effective after January 1, 2018 and ends sometime in 2041. This analysis makes no adjustments for partial years.  
Special district taxes may or may not be subject to TIF at the election of the districts; this analysis assumes that the districts do not elect to subject their sales taxes to TIF.

# APPENDIX D Table D-2

## SALES TAX-DEVELOPMENT IS COMPLETED AS PROPOSED WITH TIF

TIF YEAR	TAX BASE		CITY-WIDE TAXING JURISDICTION SALES TAX RATES & TAXES										TOTALS-- CITY-WIDE RATES & TAXES		SPECIAL DISTRICTS		TOTALS-- SPECIAL DISTRICT RATES & TAXES
	Estimated Sales Subject to Sales Tax	State of Missouri	St. Louis Board of Education	Metrolink	Metro Parks (GRG)	Metro Parks District (CIV)	Metro Parks Arch (GRG)	Metro Parks Arch (CIV)	City of St. Louis	3.100%	6.079%	0.000%	1.000%	0.000%	1.000%		
Sales Tax Subject to TIF:	0.000%	0.000%	0.000%	0.000%	0.050%	0.050%	0.000%	0.000%	0.000%	3.000%	0.000%	0.000%	0.000%	0.000%	0.000%		
Sales Tax Excluded from TIF:	4.225%	0.666%	0.500%	0.000%	0.000%	0.000%	0.113%	0.075%	0.500%	6.079%	1.000%	1.000%	1.000%	2.000%	2.000%		
TOTAL RATE:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
1	2018	\$3,865,603	\$163,322	\$25,745	\$19,328	\$966	\$3,943	\$3,943	\$17,790	\$2,307	\$17,312	\$294,907	\$38,556	\$38,556	\$17,312		
2	2019	\$15,771,659	\$666,353	\$103,039	\$87,528	\$4,876	\$4,876	\$2,002	\$14,668	\$390,112	\$1,488,082	\$195,056	\$195,056	\$390,112	\$390,112		
3	2020	\$19,505,599	\$824,112	\$129,807	\$89,479	\$5,974	\$5,974	\$2,442	\$14,962	\$397,814	\$1,517,844	\$198,957	\$198,957	\$397,814	\$397,814		
4	2021	\$19,895,711	\$840,594	\$132,505	\$89,479	\$5,974	\$5,974	\$2,442	\$14,962	\$397,814	\$1,517,844	\$198,957	\$198,957	\$397,814	\$397,814		
5	2022	\$20,293,625	\$857,406	\$135,156	\$101,468	\$5,073	\$5,073	\$2,891	\$15,261	\$405,872	\$1,579,165	\$206,995	\$206,995	\$405,872	\$405,872		
6	2023	\$20,699,497	\$874,554	\$137,659	\$103,497	\$5,175	\$5,175	\$2,816	\$15,566	\$413,990	\$1,610,748	\$211,135	\$211,135	\$413,990	\$413,990		
7	2024	\$21,113,487	\$892,045	\$140,616	\$105,567	\$5,278	\$5,278	\$2,816	\$15,877	\$422,270	\$1,642,963	\$215,358	\$215,358	\$422,270	\$422,270		
8	2025	\$21,535,157	\$909,886	\$143,428	\$107,679	\$5,384	\$5,384	\$2,922	\$16,195	\$430,715	\$1,675,822	\$219,665	\$219,665	\$430,715	\$430,715		
9	2026	\$21,966,472	\$928,083	\$146,297	\$109,832	\$5,482	\$5,482	\$2,974	\$16,519	\$439,329	\$1,709,338	\$224,058	\$224,058	\$439,329	\$439,329		
10	2027	\$22,405,802	\$946,645	\$149,223	\$112,029	\$5,601	\$5,601	\$3,024	\$16,849	\$448,116	\$1,743,525	\$228,539	\$228,539	\$448,116	\$448,116		
11	2028	\$22,853,916	\$965,578	\$152,207	\$114,270	\$5,713	\$5,713	\$3,078	\$17,186	\$457,078	\$1,778,396	\$233,110	\$233,110	\$457,078	\$457,078		
12	2029	\$23,310,996	\$984,890	\$155,251	\$116,555	\$5,828	\$5,828	\$3,132	\$17,530	\$466,220	\$1,813,564	\$237,772	\$237,772	\$466,220	\$466,220		
13	2030	\$23,771,216	\$1,004,587	\$158,556	\$118,886	\$5,944	\$5,944	\$3,187	\$17,880	\$475,544	\$1,849,055	\$242,528	\$242,528	\$475,544	\$475,544		
14	2031	\$24,232,160	\$1,024,678	\$161,523	\$121,264	\$6,063	\$6,063	\$3,241	\$18,238	\$485,055	\$1,884,756	\$247,378	\$247,378	\$485,055	\$485,055		
15	2032	\$24,737,816	\$1,046,173	\$164,754	\$123,689	\$6,184	\$6,184	\$3,304	\$18,603	\$494,756	\$1,924,893	\$252,326	\$252,326	\$494,756	\$494,756		
16	2033	\$25,232,572	\$1,068,076	\$168,049	\$126,163	\$6,308	\$6,308	\$3,368	\$18,975	\$504,651	\$1,964,993	\$257,372	\$257,372	\$494,756	\$494,756		
17	2034	\$25,737,223	\$1,087,398	\$171,410	\$128,686	\$6,434	\$6,434	\$3,432	\$19,354	\$514,744	\$2,005,239	\$262,520	\$262,520	\$514,744	\$514,744		
18	2035	\$26,251,968	\$1,108,146	\$174,838	\$131,280	\$6,563	\$6,563	\$3,504	\$19,741	\$525,039	\$2,046,418	\$267,770	\$267,770	\$525,039	\$525,039		
19	2036	\$26,777,007	\$1,131,329	\$178,335	\$133,885	\$6,694	\$6,694	\$3,578	\$20,136	\$535,540	\$2,087,674	\$273,125	\$273,125	\$535,540	\$535,540		
20	2037	\$27,312,547	\$1,153,955	\$181,002	\$136,563	\$6,828	\$6,828	\$3,652	\$20,530	\$546,251	\$2,129,002	\$278,598	\$278,598	\$546,251	\$546,251		
21	2038	\$27,858,798	\$1,177,034	\$183,540	\$139,294	\$6,965	\$6,965	\$3,726	\$20,925	\$557,176	\$2,170,418	\$284,160	\$284,160	\$557,176	\$557,176		
22	2039	\$28,415,974	\$1,200,575	\$186,250	\$142,080	\$7,104	\$7,104	\$3,800	\$21,320	\$568,319	\$2,211,717	\$289,843	\$289,843	\$568,319	\$568,319		
23	2040	\$28,984,294	\$1,224,586	\$189,035	\$144,921	\$7,246	\$7,246	\$3,874	\$21,716	\$579,688	\$2,252,962	\$290,640	\$290,640	\$579,688	\$579,688		
24	2041	\$29,556,302	\$1,248,078	\$191,917	\$147,820	\$7,391	\$7,391	\$3,948	\$22,112	\$591,176	\$2,294,210	\$291,483	\$291,483	\$591,176	\$591,176		
TOTALS--TIF TERM:	\$21,773,179	\$919,917	\$145,009	\$108,866	\$5,443	\$5,443	\$2,460	\$16,373	\$435,464	\$1,661,076	\$217,732	\$217,732	\$217,732	\$435,464	\$435,464		
ANNUAL AFTER TIF:	\$29,563,980	\$1,248,078	\$196,996	\$147,820	\$7,482	\$7,482	\$3,348	\$22,232	\$1,034,739	\$2,713,678	\$295,640	\$295,640	\$295,640	\$591,200	\$591,200		

### ASSUMPTIONS & NOTES:

Excludes collection fee deductions  
Assumes that TIF is effective after January 1, 2018 and ends sometime in 2041. This analysis makes no adjustments for partial years.  
Special district taxes may or may not be subject to TIF at the election of the districts. This analysis assumes that the districts do not elect to subject their sales taxes to TIF.



APPENDIX D  
Table D-3

SALES TAX-DEVELOPMENT IS COMPLETED AS PROPOSED WITHOUT TIF

TAX BASE		CITY-WIDE TAXING JURISDICTION SALES TAX RATES & TAXES										SPECIAL DISTRICTS			
YEAR	Estimated Sales Subject to Sales Tax	State of Missouri	St. Louis Board of Education	Metrolink (GRG)	Metrolink District (GRG)	Metrolink District (GRG)	Metrolink District (GRG)	Metrolink District (GRG)	Metrolink District (GRG)	Metrolink District (GRG)	Metrolink District (GRG)	Metrolink District (GRG)	Metrolink District (GRG)	Metrolink District (GRG)	Metrolink District (GRG)
TIF YEAR	Year	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Sales Tax Subject to TIF:		0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Sales Tax Excluded from TIF:		4.225%	0.666%	0.500%	0.050%	0.050%	0.050%	0.113%	0.075%	3.500%	0.500%	0.000%	0.000%	0.000%	0.000%
TOTAL RATE:		4.225%	0.666%	0.500%	0.050%	0.050%	0.050%	0.113%	0.075%	3.500%	0.500%	0.000%	0.000%	0.000%	0.000%
Base:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	2019	\$3,865,603	\$163,322	\$25,745	\$19,328	\$1,933	\$1,933	\$4,350	\$2,907	\$135,296	\$354,824	\$38,656	\$38,656	\$72,312	\$72,312
3	2020	\$15,771,659	\$666,353	\$105,039	\$78,858	\$7,886	\$7,886	\$17,290	\$11,860	\$562,008	\$1,447,681	\$157,717	\$157,717	\$315,433	\$315,433
4	2021	\$19,505,599	\$824,112	\$129,907	\$97,528	\$9,753	\$9,753	\$22,002	\$14,668	\$682,696	\$1,790,419	\$195,056	\$195,056	\$390,112	\$390,112
5	2022	\$19,895,711	\$840,594	\$132,905	\$99,479	\$9,946	\$9,946	\$22,442	\$14,962	\$686,350	\$1,826,227	\$196,957	\$196,957	\$393,914	\$393,914
6	2023	\$20,293,625	\$857,406	\$135,156	\$107,468	\$10,747	\$10,747	\$22,891	\$15,261	\$710,277	\$1,862,752	\$202,936	\$202,936	\$405,872	\$405,872
7	2024	\$20,699,497	\$874,554	\$137,859	\$103,497	\$10,350	\$10,350	\$23,349	\$15,877	\$724,482	\$1,900,007	\$206,995	\$206,995	\$413,990	\$413,990
8	2025	\$21,113,487	\$892,045	\$140,616	\$105,567	\$10,557	\$10,557	\$23,816	\$16,393	\$738,972	\$1,938,972	\$211,135	\$211,135	\$422,270	\$422,270
9	2026	\$21,536,757	\$909,886	\$143,428	\$107,679	\$10,768	\$10,768	\$24,292	\$16,195	\$753,752	\$1,976,767	\$215,358	\$215,358	\$430,715	\$430,715
10	2027	\$21,966,472	\$928,083	\$146,297	\$109,832	\$10,983	\$10,983	\$24,776	\$16,519	\$768,827	\$2,016,302	\$219,665	\$219,665	\$439,329	\$439,329
11	2028	\$22,405,802	\$946,645	\$149,223	\$112,029	\$11,203	\$11,203	\$25,274	\$16,849	\$784,203	\$2,056,629	\$224,058	\$224,058	\$448,116	\$448,116
12	2029	\$22,853,918	\$965,578	\$152,207	\$114,270	\$11,427	\$11,427	\$25,779	\$17,166	\$799,887	\$2,097,767	\$228,539	\$228,539	\$457,078	\$457,078
13	2030	\$23,310,996	\$984,890	\$155,251	\$116,555	\$11,655	\$11,655	\$26,295	\$17,530	\$815,885	\$2,139,776	\$233,110	\$233,110	\$466,220	\$466,220
14	2031	\$23,777,216	\$1,004,387	\$158,356	\$118,886	\$11,886	\$11,886	\$26,821	\$17,880	\$832,203	\$2,182,317	\$237,172	\$237,172	\$475,544	\$475,544
15	2032	\$24,252,760	\$1,024,619	\$161,523	\$121,264	\$12,126	\$12,126	\$27,357	\$18,238	\$848,847	\$2,226,161	\$242,528	\$242,528	\$485,055	\$485,055
16	2033	\$24,737,816	\$1,045,173	\$164,754	\$123,689	\$12,369	\$12,369	\$27,904	\$18,603	\$865,824	\$2,270,684	\$247,378	\$247,378	\$494,756	\$494,756
17	2034	\$25,232,572	\$1,066,076	\$168,049	\$126,163	\$12,616	\$12,616	\$28,462	\$18,975	\$883,140	\$2,316,098	\$252,326	\$252,326	\$504,651	\$504,651
18	2035	\$25,737,223	\$1,087,398	\$171,410	\$128,686	\$12,869	\$12,869	\$29,032	\$19,354	\$900,803	\$2,362,420	\$257,372	\$257,372	\$514,744	\$514,744
19	2036	\$26,251,968	\$1,109,146	\$174,838	\$131,260	\$13,126	\$13,126	\$29,612	\$19,741	\$918,819	\$2,409,668	\$262,520	\$262,520	\$525,039	\$525,039
20	2037	\$26,777,007	\$1,131,329	\$178,335	\$133,885	\$13,389	\$13,389	\$30,204	\$20,136	\$937,195	\$2,457,681	\$273,125	\$273,125	\$535,540	\$535,540
21	2038	\$27,312,547	\$1,153,965	\$181,540	\$136,563	\$13,656	\$13,656	\$30,809	\$20,539	\$956,939	\$2,507,079	\$278,588	\$278,588	\$546,251	\$546,251
22	2039	\$27,858,798	\$1,177,034	\$184,850	\$139,294	\$13,929	\$13,929	\$31,425	\$20,960	\$976,958	\$2,557,789	\$284,160	\$284,160	\$557,176	\$557,176
23	2040	\$28,416,974	\$1,200,575	\$188,250	\$142,080	\$14,208	\$14,208	\$32,053	\$21,368	\$997,459	\$2,609,302	\$289,843	\$289,843	\$568,319	\$568,319
24	2041	\$28,984,284	\$1,224,586	\$191,693	\$144,921	\$14,492	\$14,492	\$32,694	\$21,796	\$1,018,450	\$2,662,468	\$295,640	\$295,640	\$579,686	\$579,686
TOTALS-TIF TERM:		\$522,556,302	\$22,078,004	\$3,448,225	\$2,612,782	\$261,278	\$261,278	\$599,444	\$393,962	\$18,288,471	\$47,965,443	\$5,225,563	\$5,225,563	\$10,451,126	\$10,451,126
ANNUAL AFTER TIF:		\$29,563,980	\$1,249,078	\$196,896	\$147,820	\$14,782	\$14,782	\$33,348	\$22,232	\$1,034,739	\$2,713,678	\$295,640	\$295,640	\$597,280	\$597,280

ASSUMPTIONS & NOTES:  
Excludes collection fee deductions  
Assumes that TIF is effective after January 1, 2018 and ends sometime in 2041. This analysis makes no adjustments for partial years.  
Special district taxes may or may not be subject to TIF at the election of the districts. This analysis assumes that the districts do not need to subject their sales taxes to TIF.



**APPENDIX E**  
**Table E-1**

**OTHER CITY ECONOMIC ACTIVITY TAXES—RPA 2 IS NOT DEVELOPED**

TIF YEAR		CITY OF ST. LOUIS OTHER ECONOMIC ACTIVITY TAXES														CVC		RAC		TOTAL S- OTHER DISTRICT RATES & TAXES
Year	Estimated Restaurant Sales	Restaurant Gross Receipts Tax	Estimated Utility Sales	Utility Tax	Estimated Payroll	Earnings Tax	Payroll Expense Tax	Estima- ted Parking Sales	Parking Gross Receipts Tax	Estima- ted Entertain- ment Sales	Entertain- ment License Tax	Estima- ted Hotel Room Sales	City Hotel Room Sales Gross Receipts Tax	TOTAL S- OTHER CITY EATs	City Hotel Room Sales Gross Receipts Tax	City Hotel Room Sales Gross Receipts Tax	TOTAL S- OTHER DISTRICT RATES & TAXES			
Subject to TIF:		1.500%		0.000%		0.000%	0.000%		0.000%		0.000%		3.500%	0.000%	0.000%	1.000%	0.000%	0.000%		
Excluded from TIF:		0.000%		0.000%		0.000%	0.500%		5.000%		5.000%		3.500%	0.000%	1.000%	1.000%	2.000%			
TOTAL RATE:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
1 2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
2 2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
3 2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
4 2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
5 2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
6 2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
7 2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
8 2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
9 2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
10 2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
11 2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
12 2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
13 2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
14 2031	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
15 2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
16 2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
17 2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
18 2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
19 2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
20 2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
21 2038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
22 2039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
23 2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
24 2041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
TOTALS-TIF TERM:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
AVGS-TIF TERM:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
ANNUAL AFTER TIF:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			

**ASSUMPTIONS & NOTES:**  
Excludes collection the deductions  
Assumes that TIF is effective after January 1, 2018 and ends sometime in 2041. This analysis makes no adjustments for partial years.

**OTHER CITY ECONOMIC ACTIVITY TAXES-DEVELOPMENT IS COMPLETED AS PROPOSED WITH TIF**

FISCAL YEAR	CITY OF ST. LOUIS OTHER ECONOMIC ACTIVITY TAXES										TOTALS- OTHER CITY-ESTS	CITY	RAC	TOTALS- OTHER DISTRICTS & TAXES				
	Estimated Restaurant Sales	Resident Receipts	Estimated Utility Sales	Utility	Estimated Payroll	Earnings	Payroll Expense	Estimated- Parking Receipts	Estimated- Entertainment Receipts	Estimated- Room Receipts					City Hotel Room Sales	Room Sales	Room Receipts	TOTALS- OTHER DISTRICTS & TAXES
Year																		
Subject to JFE:		1.500%		10.000%		1.000%	0.500%											
Excluded from JFE:		0.000%		0.000%		0.000%	0.000%											
TOTAL RATE:		1.500%		10.000%		1.000%	0.500%											
Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2018	\$742,245	\$5,667	\$97,263	\$4,863	\$21,978,360	\$109,892	\$54,946	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175,266	\$0
2	2019	\$742,245	\$5,667	\$97,263	\$4,863	\$21,978,360	\$109,892	\$54,946	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175,266	\$0
3	2020	\$3,028,360	\$22,713	\$392,841	\$19,647	\$29,317,080	\$146,565	\$73,293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$262,238	\$0
4	2021	\$3,746,324	\$28,080	\$466,471	\$23,324	\$35,344,138	\$176,721	\$88,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$316,495	\$0
5	2022	\$3,820,231	\$28,652	\$471,135	\$23,567	\$36,051,021	\$180,255	\$90,128	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$322,591	\$0
6	2023	\$3,866,635	\$29,225	\$475,847	\$23,792	\$36,717,044	\$183,860	\$91,930	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$328,807	\$0
7	2024	\$3,974,896	\$29,809	\$480,605	\$24,030	\$37,507,482	\$187,537	\$93,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$338,146	\$0
8	2025	\$4,054,060	\$30,405	\$485,411	\$24,271	\$38,257,284	\$191,288	\$95,644	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$341,608	\$0
9	2026	\$4,135,141	\$31,014	\$490,265	\$24,513	\$39,022,784	\$195,114	\$97,557	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$348,198	\$0
10	2027	\$4,217,844	\$31,634	\$495,168	\$24,758	\$39,803,240	\$199,016	\$99,508	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$354,917	\$0
11	2028	\$4,302,200	\$32,267	\$500,120	\$25,006	\$40,599,305	\$202,997	\$101,498	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$361,767	\$0
12	2029	\$4,388,244	\$32,912	\$505,121	\$25,256	\$41,411,291	\$207,056	\$103,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$368,753	\$0
13	2030	\$4,476,059	\$33,570	\$510,172	\$25,509	\$42,239,517	\$211,198	\$105,599	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$376,675	\$0
14	2031	\$4,566,029	\$34,241	\$515,274	\$25,764	\$43,084,307	\$215,422	\$107,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$383,137	\$0
15	2032	\$4,656,840	\$34,926	\$520,427	\$26,021	\$43,945,983	\$219,730	\$108,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$390,643	\$0
16	2033	\$4,749,977	\$35,625	\$526,531	\$26,282	\$44,824,913	\$224,125	\$112,062	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$398,093	\$0
17	2034	\$4,844,976	\$36,337	\$530,887	\$26,544	\$45,721,411	\$228,607	\$114,304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$405,792	\$0
18	2035	\$4,941,876	\$37,064	\$536,196	\$26,810	\$46,635,839	\$233,179	\$116,590	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$413,643	\$0
19	2036	\$5,040,713	\$37,805	\$541,556	\$27,078	\$47,568,556	\$237,843	\$118,921	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$421,647	\$0
20	2037	\$5,141,558	\$38,561	\$546,974	\$27,349	\$48,519,927	\$242,600	\$121,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$429,810	\$0
21	2038	\$5,244,358	\$39,333	\$552,443	\$27,622	\$49,490,336	\$247,452	\$123,726	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$438,132	\$0
22	2039	\$5,349,245	\$40,119	\$557,868	\$27,898	\$50,480,132	\$252,401	\$126,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$446,619	\$0
23	2040	\$5,456,230	\$40,922	\$563,347	\$28,177	\$51,488,735	\$257,449	\$128,724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$454,772	\$0
24	2041	\$5,565,355	\$41,740	\$569,183	\$28,459	\$52,519,530	\$262,598	\$131,299	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$464,096	\$0
TOTALS- JFE TERM:	\$100,237,491	\$752,551	\$11,330,697	\$556,530	\$962,584,560	\$4,818,932	\$23,406,461	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,538,446	\$0
AVGGS- JFE TERM:	\$4,180,729	\$31,335	\$472,109	\$23,605	\$40,107,690	\$200,269	\$1,006,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$355,759	\$0
ANNUAL AFTER JFE:	\$5,676,662	\$83,150	\$574,575	\$37,487	\$53,689,920	\$353,699	\$287,850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$946,185	\$0



APPENDIX E  
Table E-3

OTHER CITY ECONOMIC ACTIVITY TAXES-DEVELOPMENT IS COMPLETED AS PROPOSED WITHOUT TIF

TIF YEAR	Year	Estimated Restaurant Sales	Restaurant Gross Receipts Tax	Estimated Utility Sales	Utility Tax	Estimated Payroll	Earnings Tax	Payroll Expense Tax	Estimated Parking Receipts Tax	Estimated Entertainment Sales	Entertainment License Tax	Estimated Hotel Room Sales	City Hotel Room Sales Gross Receipts Tax	TOTALS-CITY OTHER CITY EATS	CITY HOTEL Room Sales Gross Receipts Tax	CITY HOTEL Room Sales Gross Receipts Tax	TOTALS-OTHER DISTRICT RATES & TAXES
Subject to TIF:			1.500%		10.000%		1.000%	0.500%			5.000%						
Excluded from TIF:			0.000%		0.000%		0.000%	0.000%			0.000%						
TOTAL RATE:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Base:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2018	\$742,245	\$11,134	\$97,263	\$9,726	\$21,978,360	\$219,784	\$109,892	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	2019	\$742,245	\$11,134	\$97,263	\$9,726	\$21,978,360	\$219,784	\$109,892	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	2020	\$3,028,360	\$45,425	\$392,941	\$39,294	\$28,317,080	\$283,171	\$146,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	2021	\$3,745,324	\$56,180	\$466,471	\$46,647	\$35,344,138	\$353,441	\$176,721	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	2022	\$3,820,231	\$57,303	\$471,135	\$47,114	\$36,051,021	\$360,510	\$180,255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	2023	\$3,896,635	\$58,480	\$475,847	\$47,585	\$36,772,041	\$367,720	\$183,860	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	2024	\$3,974,568	\$59,619	\$480,605	\$48,061	\$37,507,482	\$375,075	\$187,537	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	2025	\$4,054,060	\$60,811	\$485,411	\$48,541	\$38,257,632	\$382,576	\$191,288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	2026	\$4,135,141	\$62,027	\$490,265	\$49,027	\$39,022,784	\$390,228	\$195,016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	2027	\$4,217,844	\$63,288	\$495,168	\$49,517	\$39,803,240	\$398,032	\$199,014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	2028	\$4,302,200	\$64,533	\$500,120	\$50,012	\$40,599,305	\$405,993	\$202,997	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12	2029	\$4,388,244	\$65,824	\$505,121	\$50,512	\$41,411,291	\$414,113	\$207,056	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	2030	\$4,476,009	\$67,140	\$510,172	\$51,017	\$42,239,517	\$422,395	\$211,198	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	2031	\$4,565,529	\$68,483	\$515,274	\$51,527	\$43,084,307	\$430,843	\$215,422	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	2032	\$4,656,840	\$69,863	\$520,427	\$52,043	\$43,945,993	\$439,460	\$219,730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16	2033	\$4,749,977	\$71,250	\$525,631	\$52,563	\$44,824,913	\$448,249	\$224,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	2034	\$4,844,976	\$72,675	\$530,887	\$53,089	\$45,721,411	\$457,214	\$228,607	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	2035	\$4,941,876	\$74,128	\$536,196	\$53,620	\$46,635,839	\$466,358	\$233,179	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	2036	\$5,040,713	\$75,611	\$541,558	\$54,156	\$47,568,556	\$475,686	\$237,843	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	2037	\$5,141,528	\$77,123	\$546,974	\$54,687	\$48,519,927	\$485,189	\$242,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	2038	\$5,244,358	\$78,665	\$552,443	\$55,244	\$49,490,326	\$494,903	\$247,452	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	2039	\$5,349,245	\$80,239	\$557,968	\$55,797	\$50,480,132	\$504,801	\$252,401	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	2040	\$5,456,230	\$81,843	\$563,547	\$56,355	\$51,489,735	\$514,897	\$257,449	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	2041	\$5,565,355	\$83,480	\$569,183	\$56,918	\$52,519,530	\$525,195	\$262,998	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS-TIF TERM:		\$100,337,491	\$1,505,062	\$11,330,607	\$1,133,061	\$962,584,560	\$9,625,846	\$4,812,923	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AVGS-TIF TERM:		\$4,180,729	\$62,711	\$472,109	\$47,211	\$40,107,690	\$401,077	\$200,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL AFTER TIF:		\$5,676,662	\$85,150	\$574,875	\$57,487	\$53,569,920	\$535,699	\$267,850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ASSUMPTIONS & NOTES:  
Excludes collection fee deductions  
Assumes that TIF is effective after January 1, 2018 and ends sometime in 2041. This analysis makes no adjustments for partial years.

APPENDIX F  
Table F-1

SUMMARY--ALL TAX REVENUES--RPA 2 IS NOT DEVELOPED

TAXING JURISDICTION																	ESTIMATED TOTAL TAX REVENUE
TIF YEAR	State of Missouri	St. Louis Board of Education	Junior College District	Metropolitan Sewer District	Community Health	Community Children's Services	Zoo Park	Art Museum	Science Center	Botanical Garden	Museum of History	Public Library District	B-S State Developmental Center (GHS)	Convention and Tourism Convention	Regional Metropolitan St. Louis	City of St. Louis	
1	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
2	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
3	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
4	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
5	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
6	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
7	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
8	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
9	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
10	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
11	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
12	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
13	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
14	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
15	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
16	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
17	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
18	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
19	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
20	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
21	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
22	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
23	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
24	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
25	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
TOTALS-TIF TERM	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
AVGGS-TIF TERM	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729
ANNUAL AFTER TIF	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$277	\$138	\$138	\$138	\$2,214	\$0	\$0	\$5,131	\$34,729

Assumes that TIF is effective after January 1, 2018 and ends sometime in 2041. This analysis makes no adjustments for partial years.



APPENDIX F  
Table F-2

SUMMARY--ALL TAX REVENUES--DEVELOPMENT IS COMPLETED AS PROPOSED WITH TIF

TIF YEAR		TAMING JURISDICTION															ESTIMATED TOTAL TAX REVENUE		
TIF Year	State of Missouri	St. Louis Board of Education	Junior College District	Metrol Senior District	Shelburn Workshop	Community Mental Health	Community Children's Service	Zoo Local Park	Art Museum	Science Center	Botanical Garden	Museum History	Public Library District	Bi-State Development Agency	Metrol Parks (GRG)	Convention and Tourism Center	Regional Airports System	County C.D. & TOD	City of St. Louis
1	2018	\$135	\$21,815	\$1,000	\$667	\$575	\$372	\$658	\$500	\$277	\$138	\$138	\$274	\$0	\$0	\$0	\$0	\$0	\$5,131
2	2019	\$165,326	\$118,161	\$4,914	\$4,381	\$8,605	\$678	\$1,305	\$4,109	\$549	\$274	\$274	\$7,698	\$19,328	\$5,327	\$0	\$0	\$17,312	\$274,718
3	2020	\$670,260	\$255,055	\$8,342	\$7,490	\$16,111	\$624	\$1,318	\$7,674	\$554	\$277	\$277	\$11,588	\$78,858	\$21,733	\$0	\$0	\$315,433	\$670,260
4	2021	\$828,686	\$300,293	\$9,551	\$9,202	\$19,651	\$630	\$1,331	\$8,924	\$560	\$279	\$279	\$12,974	\$97,428	\$26,879	\$0	\$0	\$390,112	\$828,686
5	2022	\$846,052	\$329,792	\$11,149	\$10,861	\$23,314	\$637	\$1,344	\$10,580	\$565	\$282	\$282	\$14,800	\$101,468	\$27,965	\$0	\$0	\$405,872	\$846,052
6	2023	\$862,866	\$332,812	\$11,165	\$10,869	\$24,326	\$643	\$1,358	\$10,586	\$571	\$285	\$285	\$14,840	\$101,468	\$27,965	\$0	\$0	\$413,980	\$862,866
7	2024	\$880,241	\$342,634	\$11,583	\$11,297	\$24,389	\$650	\$1,372	\$10,611	\$577	\$288	\$288	\$14,835	\$103,497	\$28,524	\$0	\$0	\$422,270	\$880,241
8	2025	\$897,734	\$345,776	\$11,599	\$11,306	\$24,301	\$657	\$1,386	\$10,448	\$583	\$291	\$291	\$14,880	\$105,567	\$29,084	\$0	\$0	\$430,715	\$897,734
9	2026	\$915,604	\$355,819	\$12,024	\$11,741	\$25,279	\$664	\$1,401	\$10,448	\$595	\$294	\$294	\$14,880	\$107,639	\$29,676	\$0	\$0	\$439,329	\$915,604
10	2027	\$934,004	\$369,086	\$12,041	\$11,741	\$25,279	\$671	\$1,416	\$10,448	\$607	\$297	\$297	\$14,880	\$109,712	\$30,270	\$0	\$0	\$448,116	\$934,004
11	2028	\$952,904	\$383,340	\$12,058	\$11,741	\$25,279	\$678	\$1,431	\$10,448	\$619	\$300	\$300	\$14,880	\$111,785	\$30,864	\$0	\$0	\$457,078	\$952,904
12	2029	\$971,804	\$397,594	\$12,075	\$11,741	\$25,279	\$685	\$1,446	\$10,448	\$631	\$303	\$303	\$14,880	\$113,858	\$31,458	\$0	\$0	\$466,040	\$971,804
13	2030	\$991,300	\$411,848	\$12,092	\$11,741	\$25,279	\$692	\$1,462	\$10,448	\$643	\$306	\$306	\$14,880	\$115,931	\$32,052	\$0	\$0	\$475,002	\$991,300
14	2031	\$1,011,001	\$426,102	\$12,109	\$11,741	\$25,279	\$700	\$1,478	\$10,448	\$655	\$310	\$310	\$14,880	\$118,004	\$32,646	\$0	\$0	\$484,064	\$1,011,001
15	2032	\$1,031,351	\$440,356	\$12,126	\$11,741	\$25,279	\$708	\$1,494	\$10,448	\$667	\$314	\$314	\$14,880	\$120,077	\$33,240	\$0	\$0	\$493,126	\$1,031,351
16	2033	\$1,051,848	\$454,610	\$12,143	\$11,741	\$25,279	\$716	\$1,510	\$10,448	\$679	\$317	\$317	\$14,880	\$122,150	\$33,834	\$0	\$0	\$502,188	\$1,051,848
17	2034	\$1,072,415	\$468,864	\$12,160	\$11,741	\$25,279	\$724	\$1,526	\$10,448	\$691	\$321	\$321	\$14,880	\$124,223	\$34,428	\$0	\$0	\$511,250	\$1,072,415
18	2035	\$1,093,040	\$483,118	\$12,177	\$11,741	\$25,279	\$732	\$1,542	\$10,448	\$703	\$325	\$325	\$14,880	\$126,296	\$35,022	\$0	\$0	\$520,312	\$1,093,040
19	2036	\$1,113,715	\$497,372	\$12,194	\$11,741	\$25,279	\$740	\$1,558	\$10,448	\$715	\$329	\$329	\$14,880	\$128,369	\$35,616	\$0	\$0	\$529,374	\$1,113,715
20	2037	\$1,134,440	\$511,626	\$12,211	\$11,741	\$25,279	\$748	\$1,574	\$10,448	\$727	\$333	\$333	\$14,880	\$130,442	\$36,210	\$0	\$0	\$538,436	\$1,134,440
21	2038	\$1,155,165	\$525,880	\$12,228	\$11,741	\$25,279	\$756	\$1,590	\$10,448	\$739	\$337	\$337	\$14,880	\$132,515	\$36,804	\$0	\$0	\$547,498	\$1,155,165
22	2039	\$1,175,890	\$540,134	\$12,245	\$11,741	\$25,279	\$764	\$1,606	\$10,448	\$751	\$341	\$341	\$14,880	\$134,588	\$37,398	\$0	\$0	\$556,560	\$1,175,890
23	2040	\$1,196,615	\$554,388	\$12,262	\$11,741	\$25,279	\$772	\$1,622	\$10,448	\$763	\$345	\$345	\$14,880	\$136,661	\$37,992	\$0	\$0	\$565,622	\$1,196,615
24	2041	\$1,217,340	\$568,642	\$12,279	\$11,741	\$25,279	\$780	\$1,638	\$10,448	\$775	\$349	\$349	\$14,880	\$138,734	\$38,586	\$0	\$0	\$574,684	\$1,217,340
TOTALS--TIF TERM:		\$923,587	\$358,548	\$39,659	\$39,248	\$80,144	\$3,880	\$1,435	\$14,443	\$27,548	\$14,484	\$14,484	\$14,484	\$14,484	\$14,484	\$14,484	\$14,484	\$14,484	\$14,484
AUGUST--TIF TERM:		\$12,228,587	\$4,983,581	\$172,977	\$171,777	\$352,648	\$18,014	\$16,315	\$34,443	\$27,548	\$14,484	\$14,484	\$14,484	\$14,484	\$14,484	\$14,484	\$14,484	\$14,484	\$14,484
ANNUAL AFTER TIF:		\$1,257,255	\$1,516,188	\$80,487	\$80,228	\$34,322	\$18,380	\$40,070	\$31,854	\$16,530	\$8,415	\$8,415	\$8,415	\$8,415	\$8,415	\$8,415	\$8,415	\$8,415	\$8,415

Assumes that TIF is effective after January 1, 2018 and ends sometime in 2041. This analysis makes no adjustments for partial years.

**APPENDIX F**  
**Table F-3**

**SUMMARY--ALL TAX REVENUES--DEVELOPMENT IS COMPLETED AS PROPOSED WITH TIF**

TIF YEAR	TAXING JURISDICTION																				ESTIMATED TOTAL TAX REVENUE
	Year	State of Missouri	St. Louis Board of Education	Junior College District	Mt. St. Joseph District	Shelburne Township	Community Health	Community Services	Zoo-logical Park	Art Museum	Science Center	Botanical Garden	Museum	Public Library District	Bi-State Development Agency	Metropolitan Police District (GRS)	Convention and Tourism Convention	Regional Airport Authority	County CD & TDD	City of St. Louis	
1	2018	\$135	\$21,815	\$1,000	\$667	\$575	\$312	\$658	\$530	\$530	\$138	\$138	\$2,214	\$0	\$0	\$0	\$0	\$0	\$6,131	\$34,729	
2	2019	\$165,326	\$350,150	\$14,612	\$9,799	\$8,605	\$4,695	\$9,912	\$3,728	\$4,168	\$2,081	\$2,081	\$33,666	\$19,328	\$6,283	\$0	\$0	\$0	\$77,312	\$1,299,904	
3	2020	\$670,280	\$736,781	\$28,886	\$19,200	\$16,711	\$9,090	\$19,490	\$15,190	\$8,070	\$4,030	\$4,030	\$64,266	\$78,858	\$25,676	\$0	\$0	\$0	\$315,433	\$3,629,716	
4	2021	\$828,686	\$869,325	\$33,830	\$22,491	\$19,551	\$10,631	\$22,443	\$17,802	\$9,438	\$4,713	\$4,713	\$75,199	\$97,528	\$31,755	\$0	\$0	\$0	\$390,112	\$3,997,947	
5	2022	\$846,052	\$1,014,585	\$40,367	\$26,854	\$23,314	\$12,672	\$26,751	\$21,270	\$11,255	\$5,618	\$5,618	\$89,683	\$99,479	\$32,390	\$0	\$0	\$0	\$397,914	\$4,377,942	
6	2023	\$862,866	\$1,017,605	\$40,382	\$26,862	\$23,325	\$12,678	\$26,765	\$21,270	\$11,255	\$5,621	\$5,621	\$89,723	\$101,468	\$33,038	\$0	\$0	\$0	\$405,872	\$4,784,812	
7	2024	\$880,241	\$1,056,837	\$42,055	\$27,977	\$24,289	\$13,202	\$27,870	\$22,154	\$11,720	\$5,853	\$5,853	\$93,434	\$103,467	\$33,899	\$0	\$0	\$0	\$413,990	\$4,948,981	
8	2025	\$897,734	\$1,059,979	\$42,072	\$27,986	\$24,301	\$13,208	\$27,884	\$22,160	\$11,726	\$5,856	\$5,856	\$93,476	\$103,567	\$34,373	\$0	\$0	\$0	\$422,270	\$5,077,997	
9	2026	\$915,804	\$1,059,955	\$43,769	\$28,117	\$25,279	\$13,749	\$29,005	\$23,067	\$12,198	\$6,091	\$6,091	\$97,241	\$107,679	\$35,060	\$0	\$0	\$0	\$430,715	\$5,467,646	
10	2027	\$934,004	\$1,103,123	\$43,769	\$28,117	\$25,279	\$13,749	\$29,005	\$23,067	\$12,204	\$6,094	\$6,094	\$97,255	\$107,679	\$35,060	\$0	\$0	\$0	\$438,359	\$5,899,446	
11	2028	\$952,204	\$1,146,622	\$43,769	\$28,117	\$25,279	\$13,749	\$29,005	\$23,067	\$12,204	\$6,094	\$6,094	\$97,255	\$107,679	\$35,060	\$0	\$0	\$0	\$446,118	\$6,327,620	
12	2029	\$970,404	\$1,190,120	\$43,769	\$28,117	\$25,279	\$13,749	\$29,005	\$23,067	\$12,204	\$6,094	\$6,094	\$97,255	\$107,679	\$35,060	\$0	\$0	\$0	\$453,877	\$6,780,928	
13	2030	\$988,604	\$1,233,618	\$43,769	\$28,117	\$25,279	\$13,749	\$29,005	\$23,067	\$12,204	\$6,094	\$6,094	\$97,255	\$107,679	\$35,060	\$0	\$0	\$0	\$461,636	\$7,242,927	
14	2031	\$1,006,804	\$1,277,116	\$43,769	\$28,117	\$25,279	\$13,749	\$29,005	\$23,067	\$12,204	\$6,094	\$6,094	\$97,255	\$107,679	\$35,060	\$0	\$0	\$0	\$469,395	\$7,705,277	
15	2032	\$1,011,011	\$1,294,723	\$43,769	\$28,117	\$25,279	\$13,749	\$29,005	\$23,067	\$12,204	\$6,094	\$6,094	\$97,255	\$107,679	\$35,060	\$0	\$0	\$0	\$475,544	\$8,180,299	
16	2033	\$1,013,351	\$1,329,763	\$43,769	\$28,117	\$25,279	\$13,749	\$29,005	\$23,067	\$12,204	\$6,094	\$6,094	\$97,255	\$107,679	\$35,060	\$0	\$0	\$0	\$482,028	\$8,662,427	
17	2034	\$1,051,848	\$1,243,404	\$43,769	\$28,117	\$25,279	\$13,749	\$29,005	\$23,067	\$12,204	\$6,094	\$6,094	\$97,255	\$107,679	\$35,060	\$0	\$0	\$0	\$489,838	\$9,144,288	
18	2035	\$1,073,015	\$1,289,391	\$43,769	\$28,117	\$25,279	\$13,749	\$29,005	\$23,067	\$12,204	\$6,094	\$6,094	\$97,255	\$107,679	\$35,060	\$0	\$0	\$0	\$494,756	\$9,639,046	
19	2036	\$1,094,340	\$1,334,221	\$43,769	\$28,117	\$25,279	\$13,749	\$29,005	\$23,067	\$12,204	\$6,094	\$6,094	\$97,255	\$107,679	\$35,060	\$0	\$0	\$0	\$504,655	\$10,142,702	
20	2037	\$1,116,376	\$1,343,212	\$43,769	\$28,117	\$25,279	\$13,749	\$29,005	\$23,067	\$12,204	\$6,094	\$6,094	\$97,255	\$107,679	\$35,060	\$0	\$0	\$0	\$514,744	\$10,659,444	
21	2038	\$1,138,562	\$1,352,203	\$43,769	\$28,117	\$25,279	\$13,749	\$29,005	\$23,067	\$12,204	\$6,094	\$6,094	\$97,255	\$107,679	\$35,060	\$0	\$0	\$0	\$525,029	\$11,184,470	
22	2039	\$1,161,488	\$1,399,228	\$43,769	\$28,117	\$25,279	\$13,749	\$29,005	\$23,067	\$12,204	\$6,094	\$6,094	\$97,255	\$107,679	\$35,060	\$0	\$0	\$0	\$535,540	\$12,714,061	
23	2040	\$1,184,570	\$1,445,360	\$43,769	\$28,117	\$25,279	\$13,749	\$29,005	\$23,067	\$12,204	\$6,094	\$6,094	\$97,255	\$107,679	\$35,060	\$0	\$0	\$0	\$546,261	\$13,260,641	
24	2041	\$1,208,425	\$1,491,831	\$43,769	\$28,117	\$25,279	\$13,749	\$29,005	\$23,067	\$12,204	\$6,094	\$6,094	\$97,255	\$107,679	\$35,060	\$0	\$0	\$0	\$557,176	\$13,808,437	
TOTALS--TIF TERM:		\$22,250,367	\$26,486,793	\$1,052,786	\$700,253	\$608,144	\$330,568	\$897,865	\$554,436	\$293,471	\$146,552	\$146,552	\$2,212,228	\$1,166,552	\$39,270	\$0	\$0	\$0	\$5,979,686	\$6,199,476	
ANNUAL--TIF TERM:		\$925,549	\$1,013,616	\$42,886	\$28,117	\$25,279	\$13,749	\$29,005	\$23,067	\$12,204	\$6,094	\$6,094	\$97,255	\$107,679	\$35,060	\$0	\$0	\$0	\$435,464	\$4,672,399	
ANNUAL--TIF YEAR:		\$1,257,255	\$1,516,188	\$60,467	\$40,226	\$34,922	\$19,980	\$40,070	\$31,854	\$16,950	\$8,415	\$8,415	\$134,336	\$71,820	\$28,130	\$0	\$0	\$0	\$591,280	\$6,350,068	

Assumes that TIF is effective after January 1, 2018 and ends sometime in 2041. This analysis makes no adjustments for partial years.

